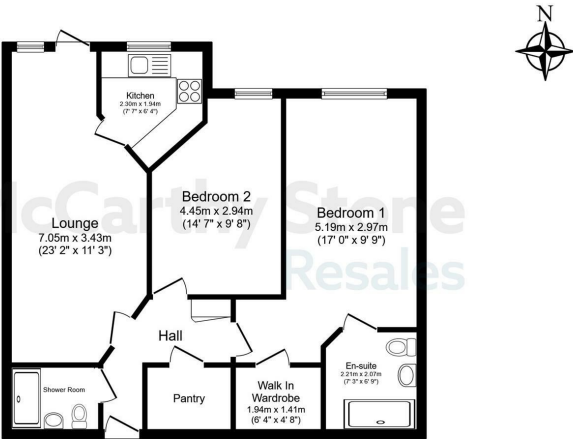




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total floor area 73.4 sq.m. (791 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



5 The Oaks

Cedar Avenue, Stoke-On-Trent, ST7 2TF

2 2 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 5 The Oaks could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Superb two bed ground floor retirement living apartment.
- Access door to patio
- Very high standard of finish, and offered in a very clean and tidy condition
- Close to nearby Countryside and Parkland
- 24/7 emergency call systems and camera entry systems
- Guest Suite - speak to the House Manager for prices.
- Landscaped and maintained gardens.
- Care and Lifestyle packages available
- Part exchange scheme available
- To view call McCarthy Stone Resales 0345 556 4104.

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

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5 The Oaks, Stoke-On-Trent

 2 |  2 | Asking price £250,000

Introduction

This quaint market town has a lot to offer. As does its surrounding area: a number of other equally picturesque towns and villages can be found nearby, each of which hosts a variety of events and is home to a number of attractions. Just minutes up the road from the development site is Alsager Gardens, an area of open parkland ideal for walking your four-legged friend. Also nearby, Milton Park is a beautifully kept green space, with a wonderful rose garden.

The countryside surrounding Alsager is ideal for relaxing strolls. The Salt Line is a mostly flat 1.8 mile route that follows the line of a disused railway through farm- and woodland. The Borrow Pit Meadows, adjacent to the Salt Line, are about 40 acres and includes another 1.25 miles of undulating paths that snake through the area's mosaic of habitats, including meadows, wetland and scrub.

Entrance Hall

Solid wooden door with spy hole and letter box leads to the entrance hall. Situated here is the door entry system and 24-hour emergency response intercom along with the wall mounted house alarm and smoke detector. From the hallway there are double doors off to a storage/airing cupboard which houses the hot water tank, the Ventaxia ventilation system and with space and plumbing for a washing machine. Further doors from the hallway lead to the bedroom, living room and shower room.

Living Room

This bright and spacious living room with ample space for a dining table and chairs is complemented by a UPVC double glazed door with side window to a walk out patio area. The room has a telephone point, TV point (with Sky/Sky+ capabilities) and plenty of power sockets. An oak effect part glazed door leads into the separate kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. UPVC double glazed window sits above a single sink and drainer unit with mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting.



Mater Bedroom

This spacious double bedroom benefits from a good sized window to allow in plenty of natural light, with a central ceiling light, TV and phone point. The room also has a spacious walk-in wardrobe housing rails and shelving.

En-Suite

Luxury shower room with tiled flooring, part tiled walls and fitted with suite comprising low profile shower access tray with glass shower screen, low level WC with concealed cistern, vanity unit with wash basin and mirror above with integral sensor controlled light. Heated ladder towel rail

Bedroom Two

A good size second double bedroom with a double glazed window, central ceiling light and power points.

Shower room

Modern white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below, mirror with integral light, shower cubicle with a sliding glass doors. Heated ladder towel rail, ceiling spot lights, extensively tiled walls and floor.

Parking

There is a parking place available with this apartment

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

The annual Service charge is £4,115.16 for the financial year ending 28/02/2027.



Lease information

Lease term 999 years from 1st June 2019
Ground rent annual fee: £495
Ground rent review: 1st June 2033

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- For more information check our webpage additional services or speak with our Property Consultant.

- Full Fibre Broadband available to order
- Mains water and electricity
- Electric room heating
- Mains drainage

