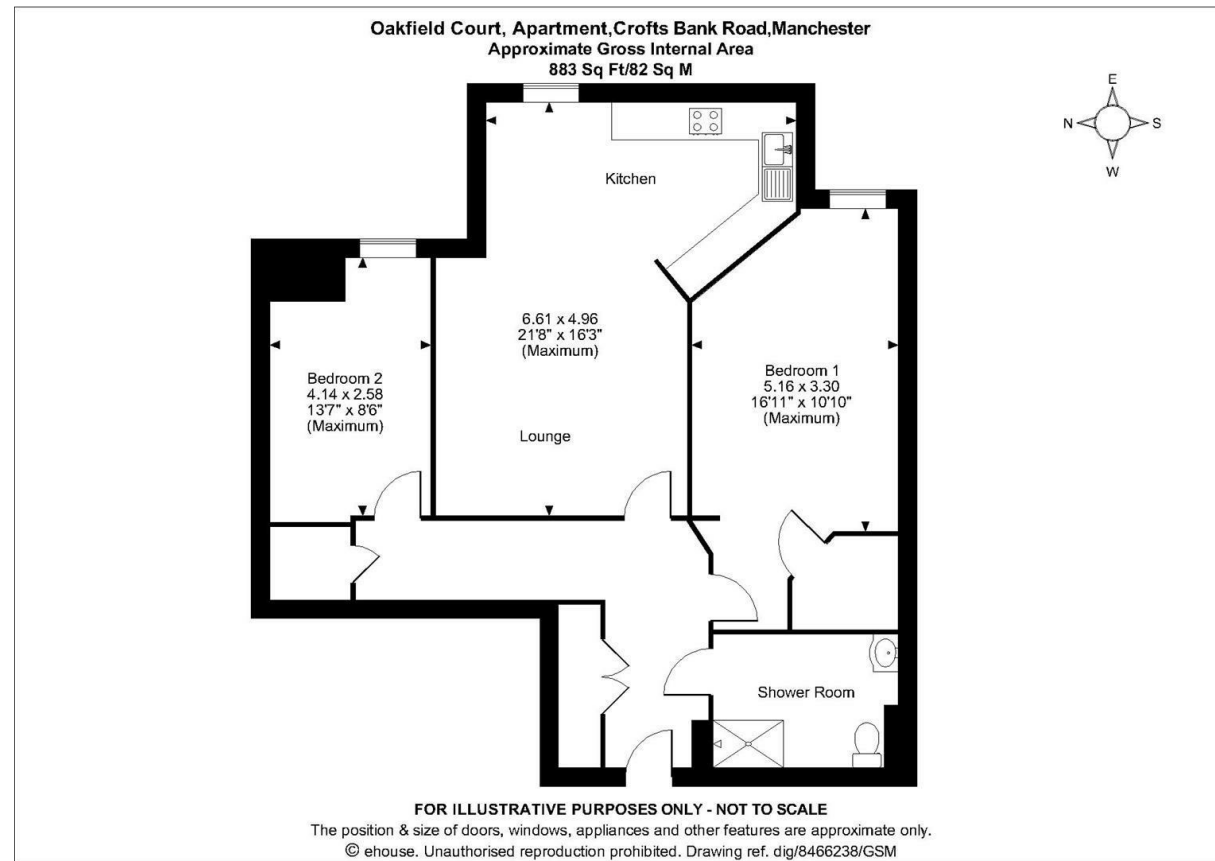


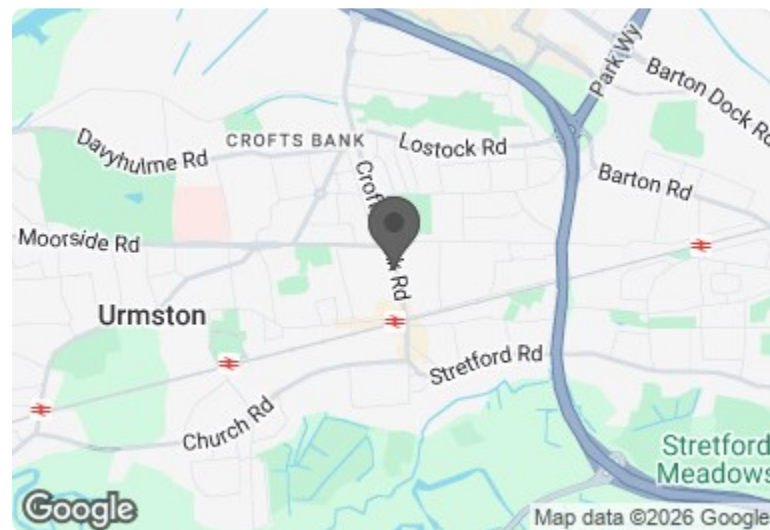
## 49 Oakfield Court

Crofts Bank Road, Manchester, M41 0AA

PRICE  
REDUCED



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



PRICE REDUCTION

## Offers in the region of £185,000 Leasehold

A SPACIOUS TWO BEDROOM corner open plan APARTMENT with GARDEN VIEWS on the THIRD FLOOR of this age exclusive OVER 70'S MCCARTHY STONE RETIREMENT LIVING PLUS DEVELOPMENT. Well placed for a wide range of local amenities and transport links.

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF OAKFIELD COURT - BOOK NOW!

Call us on 0345 556 4104 to find out more.

# Oakfield Court, Crofts Bank Road, Urmston,

## 2 Bed | £185,000

PRICE  
REDUCED

### Moving Made Easy

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 speak with our Property Consultant today.

### Summary

Oakfield Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's. The development consists of 51 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring. As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration. Open every day between 10am till 4pm is our bistro restaurant serving tasty and nutritious meals for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. Oakfield Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

### Local Area

Nestled on Crofts Bank Road in the charming suburb of Urmston, Greater Manchester, Oakfield Court offers the perfect blend of convenience and community. This prime location, right next to Golden Hill Park, is ideal for those looking for a relaxed yet vibrant

lifestyle. Everything you need is just moments away!

The Eden Shopping Centre, only a 3-minute stroll from Oakfield Court, has a fantastic range of shops, including a Sainsbury's supermarket and a local library. Crofts Bank Road is lined with high street shops, banks, and a pharmacy, ensuring that daily errands are a breeze. For even more shopping and dining options, the Trafford Centre – with its range of shops, restaurants, and leisure facilities – is only a quick 10-minute drive away.

Transportation couldn't be easier, with a bus stop just outside the development and the Urmston Train Station a short 5-minute walk away, linking you to Manchester and beyond. The town centre is also a 5-minute walk from Oakfield Court, bustling with a variety of restaurants, cafés, and bars, perfect for socialising or grabbing a bite. And for a cosy night out, a friendly local pub is just a 2-minute walk from your doorstep.

With its ideal location and Urmston's recent transformation into one of Greater Manchester's most desirable areas, Oakfield Court is an exceptional choice for retirement living that truly offers it all.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are doors to two walk-in storage cupboard/airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and shower room.

### Lounge

This extremely spacious lounge (over 6m x 5m) with ample room for dining with views to the rear of the development. Modern fireplace provided an attractive focal point. TV and telephone points, ceiling light, fitted carpets and raised electric power sockets. Leads into the open plan kitchen.

### Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with work surface. Stainless steel sink with mono lever tap and drainer. Built-in waist height oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, under pelmet lighting and a window providing natural light.

### Bedroom One

Double bedroom with a window to the rear providing an excellent outlook. This room also benefits from a walk in wardrobe with rails and shelving. TV and telephone point, ceiling light, fitted carpets and raised electric power sockets.

### Bedroom Two

Double bedroom with a window and ample space for a large freestanding wardrobe. TV and telephone point, ceiling light, fitted carpets and raised electric power sockets.

### Shower Room

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Heated towel rail, mirrored cabinet. Chrome accessories.

### Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- On-site Estate Manager
- Half an hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Intruder alarm system

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

Annual Service charge: £12,284.64 for financial year ending 31/09/2026.

### Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

### Leasehold Information

Lease Length: 125 years from 2015

Ground rent: £510 per annum

Ground rent review date: June 2030

Managed by: Your Life Management Services

It is a condition of purchase that residents must meet the age of 70 years and over.

### Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

