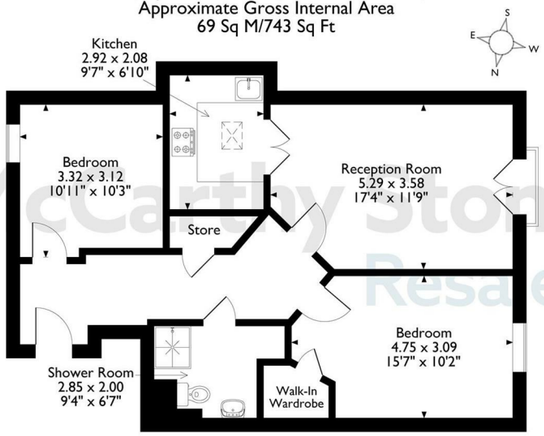
Excellent

Trustpilot

McCarthy & Stone
Resales.

Oakfield Court, Apartment 42, 44, Crofts Bank Road, Manchester
Approximate Gross Internal Area
69 Sq M/743 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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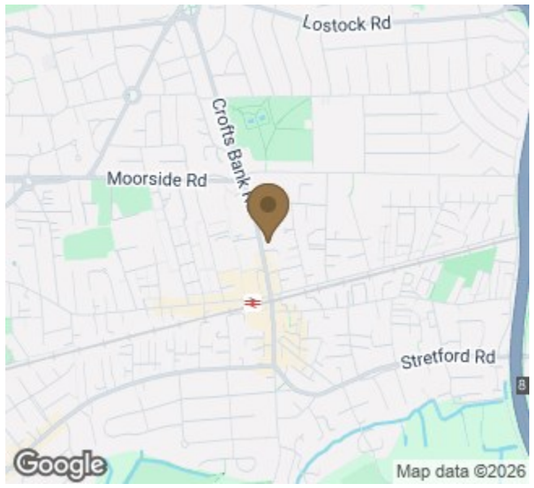

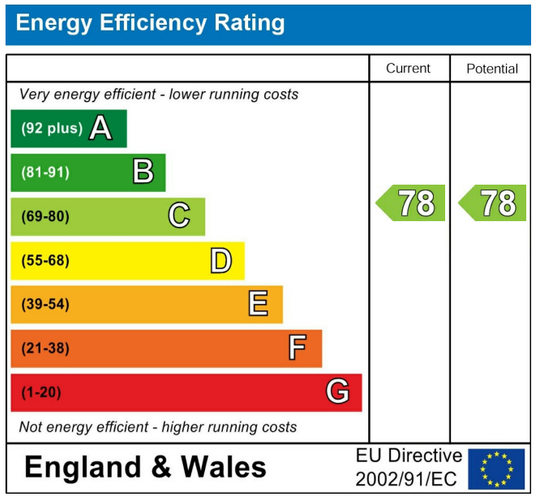

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

42 Oakfield Court

Crofts Bank Road, Manchester, M41 0AA

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 42 Oakfield Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £199,999
Leasehold

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

Why you'll love living here:

- 2 bedroom apartment
- No chain
- Pleasant views
- Extra care packages available
- Estate manager and staff on site 24-hours a day
- 24-hour emergency call system
- Residents Lounge and Guest suite available
- Part exchange scheme available
- On site Bistro
- Call McCarthy and Stone Resales to arrange a viewing 0345 556 4104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

42 Oakfield Court, Manchester

2 | 2 | Asking price £199,999

Summary

Oakfield Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's. Sainsbury's is a level walk straight across the road via pedestrian crossing so independence with shopping is easily maintained. 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. There is a covered and secure housing for mobility scooters at the rear of the development.

Entry to the building is by key fob swipe through sliding doors. No need to struggle with keys or a keypad nor any heavy doors.

Local Area

Located along Crofts Bank Road, Oakfield Court is ideally located in the leafy suburb of Urmston, Greater Manchester and close to the Golden Hill Park. Oakfield Court is also conveniently located for the local shops and transport networks. The new Eden Shopping Centre on Crofts Bank Road has a range of shops including a Sainsbury's Supermarket and local library and along Crofts Bank Road there are a host of high street shops including several banks and a pharmacy. The Trafford Centre is also close by which offers an indoor shopping centre, restaurants and cafe bars and a leisure complex. The area of Urmston has benefited from regeneration making it one of Greater Manchester's ideal retirement locations.

Entrance Hall

Front door with spy hole leads to the large entrance hall - From the hallway there is a door to a walk-in storage cupboard/airing cupboard. 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

The spacious lounge has a Juliet balcony, and has plenty of room for dining. TV and telephone points, ceiling lights, fitted carpets and raised electric power sockets. Partially glazed double doors lead onto a separate 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, freestanding dishwasher and fitted integrated fridge, freezer, under pelmet lighting.

Master Bedroom

Double bedroom with a window. 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 potential alternate uses for use as a study / office, with a window to the rear offering views. Ample space for large free standing wardrobes. 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. WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Heated towel rail. 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

Carers on site (for an additional fee) to cater for any evolving care needs.

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

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
Managed by: Your Life Management Services
It is a condition of purchase that residents must meet the age of 70 years and over.