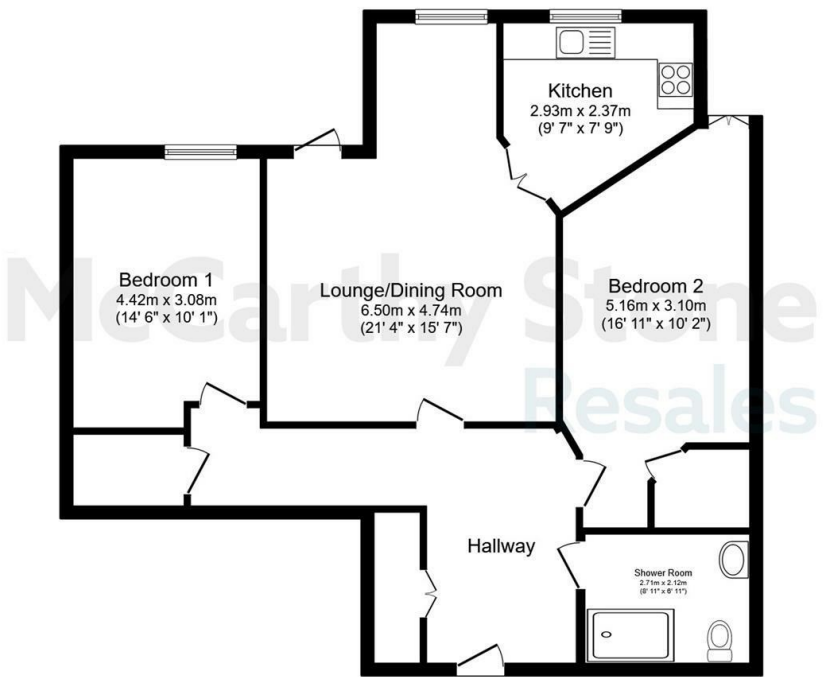
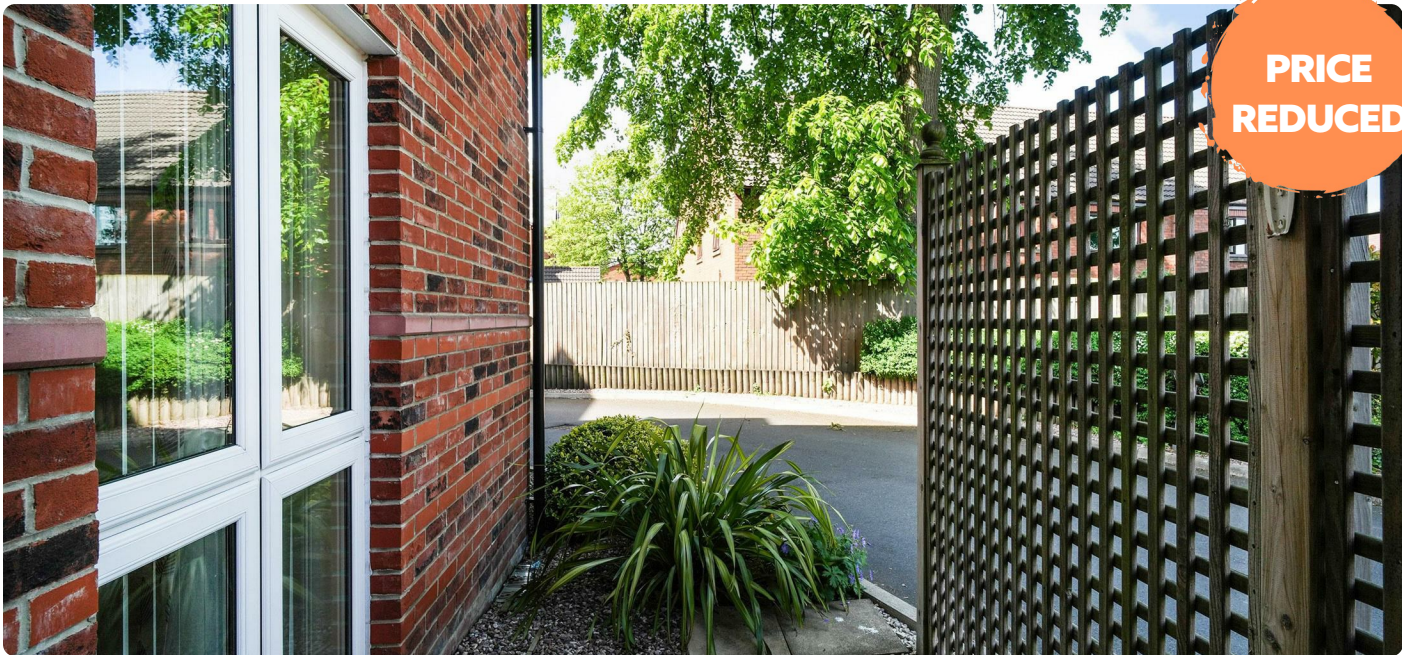


10 Oakfield Court

44-48 Crofts Bank Road, Manchester, M41 0AA



Total floor area 91.4 sq.m. (984 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.focalagent.com



PRICE REDUCTION

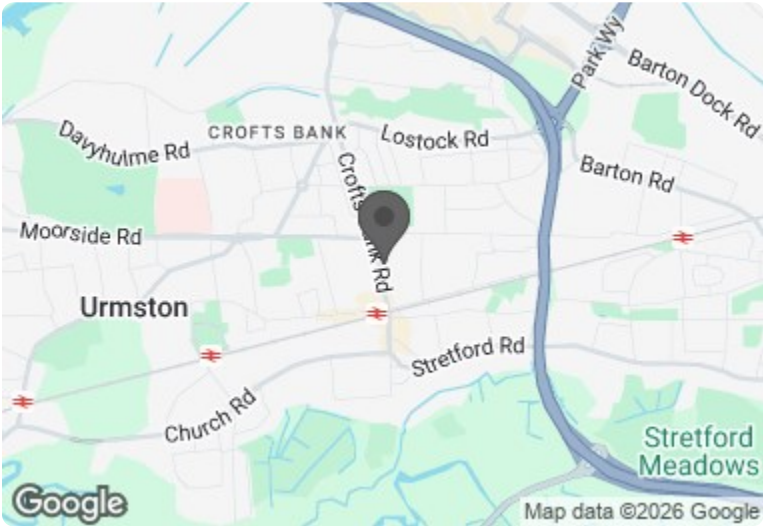
Asking price £199,000 Leasehold

A well presented 2 bedroom retirement apartment that is on the GROUND FLOOR WITH A PATIO AREA. This apartment has double aspect living room which allows the sunlight to fill the room. ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF OAKFIELD COURT - BOOK NOW!

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
England & Wales		EU Directive 2002/91/EC

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44-48 Crofts Bank Road, Urmston,

Summary

Oakfield Court was built by McCarthy & Stone purpose built for assisted living. The development consists of 51 one and two-bedroom retirement apartments for the over 60s. There is an Estates Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. 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 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. It is a condition of purchase that all residents must meet the age requirements of 70 years.

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 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 bedrooms, living room and bathroom.

Lounge

A spacious, double aspect living room that that a double glazed patio door leading to an outside area. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power

sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One

A bright and spacious bedroom with a walk-in wardrobe with ample rails and shelving, along with a TV and telephone point, ceiling light, fitted carpet, and raised electric power sockets.

Bedroom Two

A spacious second bedroom that could even be used as a dining room or hobby room. TV and telephone point, ceiling light, fitted carpets and raised electric power sockets.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

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

2 Bed | £199,000

in the service charge

- Running of the on-site restaurant
- Intruder alarm system

The Annual Service charge is £12,284.64 for the 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 usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information

Lease: 125 years from 1st June 2015

Ground rent: £510 per annum

Ground rent review: 1st 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.

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.

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