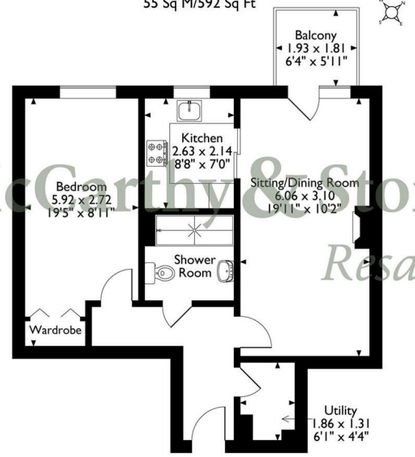
Excellent

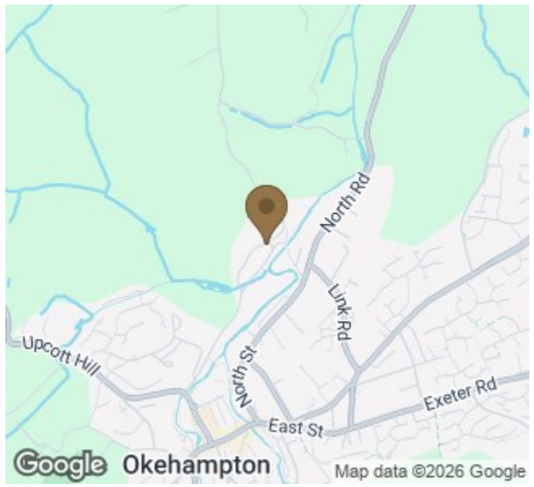
Trustpilot

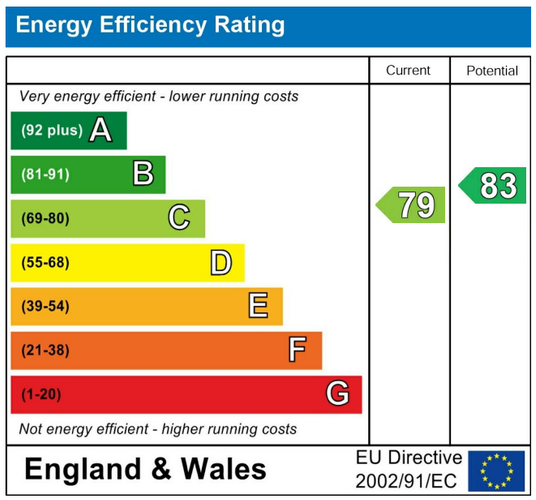
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Resales.

54 Rivers Edge Court, Oaklands Drive, Okehampton, Devon
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







54 Rivers Edge Court

Oaklands Drive, Okehampton, EX20 1FN

1 | 1 | Council Tax Band: B

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 54 Rivers Edge Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £170,000
Leasehold

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

Why you'll love living here:

- Top Floor Apartment - Lift Access To All Floors
- Walk Out Balcony From Living Room
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Fitted Wardrobe
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens - Riverside Location
- House Manager Oversees The Smooth Running Of The Development
- Guest Suite Available For Visiting Friends & Family
- Mobility Scooter Store & Laundry Room
- 24/7 Care Line & Secure Entry System

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

54 Rivers Edge Court, Okehampton

1 | 1 | Asking price £170,000

Rivers Edge Court
Constructed in early-2010 by award-winning retirement home specialists McCarthy and Stone, Rivers Edge Court is a 'Retirement Living' development providing an exceptional quality-of-lifestyle opportunity for the over 60's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager.

Rivers Edge Court enjoys excellent communal facilities including a homeowner's lounge, laundry, scooter store and landscaped gardens. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Rivers Edge Court; there are always plenty of regular activities to choose from including; regular coffee mornings, knitting group and organised coach trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can, of course, remain as private or involved as they wish.

The Local Area
As the development name implies it is in a tranquil Riverside setting adjacent to the River Okement with mature trees and shrubs around. We have previously described the development as 'unique' to reflect a location that in so many way feels quite rural but in reality is only a few minutes walk from a Waitrose supermarket with Okehampton High Street, it's cafes, pubs, restaurants, two further supermarkets and two independent shopping arcades just a further short flat walk away.

54 Rivers Edge Court
Occupying an enviable position on the top floor, this well-presented one-bedroom apartment is conveniently located close to the lift, providing easy access throughout the development.

The spacious living room enjoys an excellent outlook over the front of the development, with glazed doors opening onto a north-west facing balcony, providing a pleasant outdoor space to sit and enjoy the surrounding views. The modern kitchen is well appointed and conveniently positioned off the living room.

The generous double bedroom benefits from a fitted wardrobe along with additional storage, providing excellent space for clothing and personal belongings.

The modern bathroom is fitted with a walk-in level access shower, while a particularly useful walk-in utility/store cupboard provides further valuable storage and space for household appliances.

An attractive apartment combining a desirable top-floor position, private balcony, excellent storage and convenient proximity to the lift.

Parking
Private car parking is available with a yearly permit at an annual charge of around £250 per annum (subject to availability)

Social Lifestyle
The Communal Lounge is at the heart of the community at Rivers Edge Court and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated areas overlooking the River Okement, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

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 House Manager.

Service Charge: £2,596.59 per annum (for financial year ending 28/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease
Lease: 125 Years from 1st June 2010
Ground rent: £425 per annum
Ground rent review: 1st June 2040

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.













