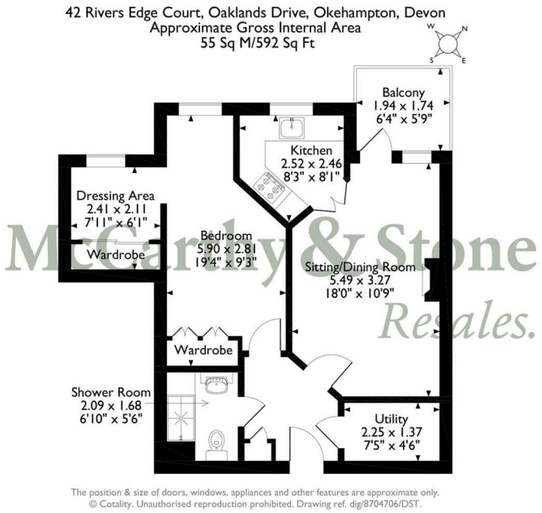
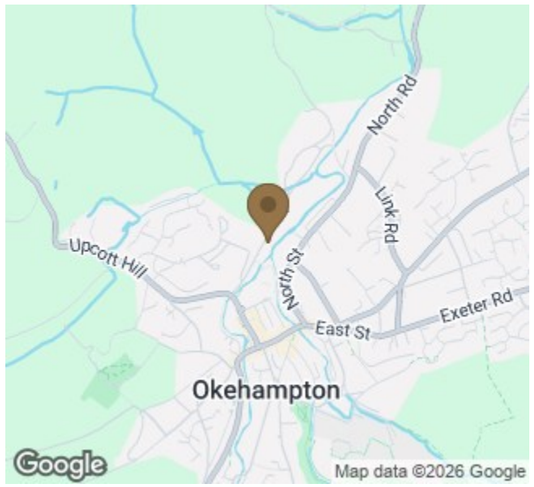
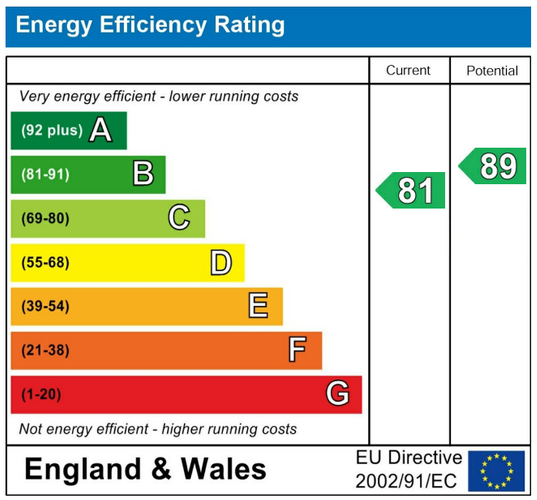
Excellent

Trustpilot

McCarthy & Stone
Resales.



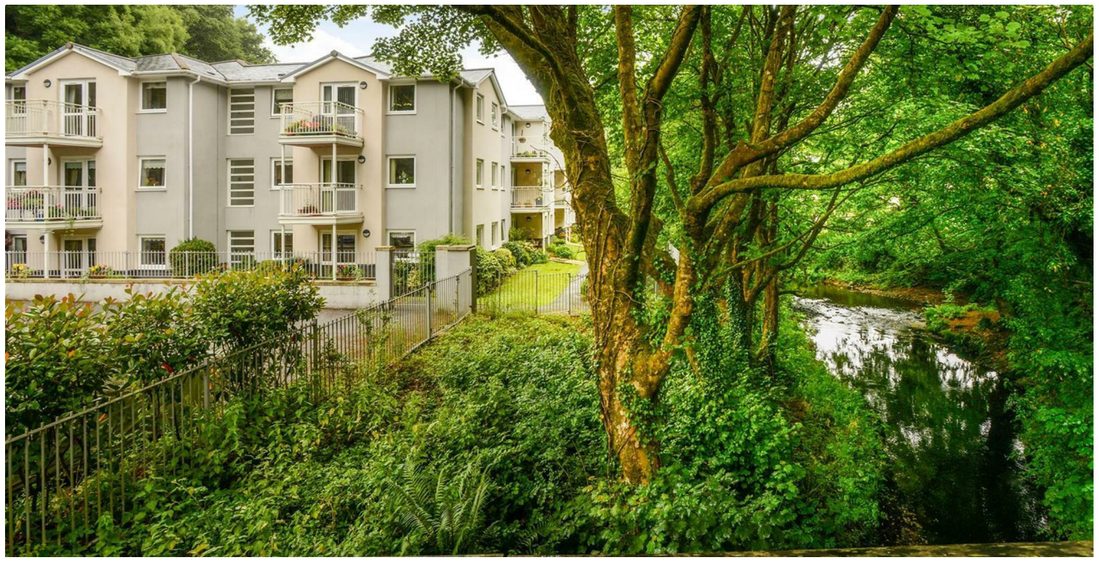




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Registered in England and Wales No. 10716544

The Property Ombudsman







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

## Asking price £165,000
## Leasehold

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

### Why you'll love living here:

- First Floor Apartment - Lift Access To All Floors
- Walk Out Balcony From Living Room
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Fitted Wardrobe & Further Dressing Area/Office
- 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

# 42 Rivers Edge Court, Okehampton

1 | 1 | Asking price £165,000

## 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, banks, pubs, restaurants, two further supermarkets and two independent shopping arcades just a further short flat walk away.

## 42 Rivers Edge Court

42 Rivers Edge Court is a well-presented first-floor apartment, ideally positioned close to the lift for added convenience. The property offers a spacious living room with glazed doors opening onto a north-west facing balcony, enjoying views across the front of the development.

The well-equipped kitchen provides a practical and sociable space, while the generous double bedroom benefits from a separate dressing area and a range of fitted wardrobes, providing excellent storage. The bathroom is fitted with a double-width shower, and there is also a useful walk-in utility/store cupboard.

An appealing apartment combining generous accommodation, excellent storage and a desirable balcony.

## 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
- 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.







