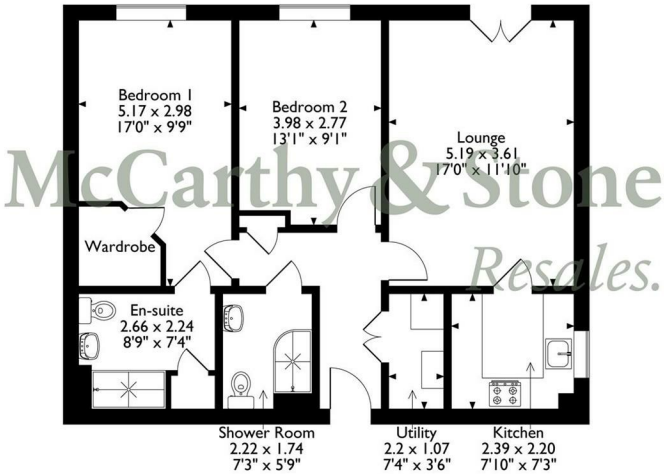
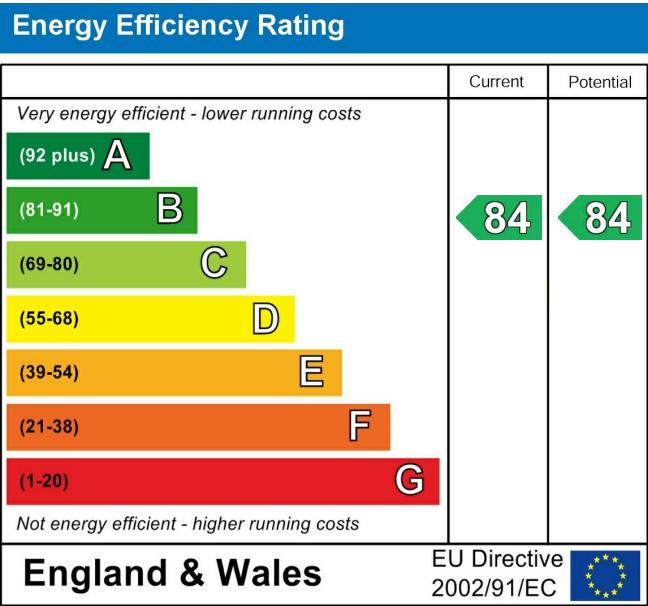


The Oaks, Apartment 25, Cedar Avenue, Stoke-on-Trent  
Approximate Gross Internal Area  
73 Sq M/786 Sq Ft



First Floor Flat

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



## 25 The Oaks

Cedar Avenue, Stoke-On-Trent, ST7 2TF

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 25 The Oaks could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000  
Leasehold

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

### Why you'll love living here:

- Superb two bedroom first floor apartment.
- Juliet Balcony
- Very high standard of finish
- Modern kitchen
- House Manager
- 24/7 Emergency Call Systems
- Guest Suite
- Landscaped and maintained gardens.
- Local transport links nearby
- Close to local amenities and parks

McCarthy & Stone  
Resales.

★ Trustpilot ★★★★★ Rated Excellent



# 25 The Oaks, Stoke-On-Trent

 2 |  2 | Asking price £250,000

## The Oaks

This quaint market town of Alsager has a lot to offer. As does its surrounding area: a number of other equally picturesque towns and villages can be found nearby, each of which hosts a variety of events and is home to a number of attractions. Also nearby, Milton Park is a beautifully kept green space, with a wonderful rose garden.

The countryside surrounding Alsager is ideal for relaxing strolls. The Salt Line is a mostly flat 1.8 mile route that follows the line of a disused railway through farm- and woodland. The Borrow Pit Meadows, adjacent to the Salt Line, are about 40 acres and includes another 1.25 miles of undulating paths that snake through the area's mosaic of habitats, including meadows, wetland and scrub.

## Property Overview

This beautifully presented two-bedroom, first-floor corner apartment enjoys pleasant views over tree-lined Cedar Avenue. The spacious lounge benefits from a Juliet balcony, allowing plenty of natural light to fill the room, while a separate door leads into the modern fitted kitchen with integrated appliances. The generous principal bedroom features a walk-in wardrobe and luxurious en-suite shower room, complemented by a well-proportioned second double bedroom and an additional contemporary shower room. A spacious utility room houses the washer-dryer. Ideally positioned for easy access to the communal stairway, the apartment is also just a short distance from the centrally located lift.

## Social Lifestyle

The Communal Lounge is at the heart of the community at The Oaks and is where the majority of social gatherings take place. Regular activities include; coffee mornings, board and card games, hobby clubs, Tai Chi, chat-a-bout, and a regular meeting for steam train enthusiasts.. 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

One of the main social hubs at The Oaks is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

## Additional Information & Services

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

## Service Charge (RL)

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: £4,115.16 per annum (up to financial year end 1st March 2027).

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

## Lease Information

Lease term 999 years from 1st June 2019

Ground rent: £495 per annum

Ground rent review: 1st June 2033

## 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 de-clutter 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.

