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50 Oakfield court Crofts Bank Road Urmston M41 0AA
£189,950

TOWN CENTRE LOCATION! HOME ESTATE AGENTS are proud to offer for sale this well appointed one double bedroom retirement apartment situated in the luxurious Oakfield Court. Boasting a bistro, residents lounge, laundry areas, lifts to all floors & beautiful gardens. The apartment itself comprises welcoming hallway, lounge overlooking the gardens to the rear, fitted kitchen, the double bedroom & a wet room. Oakfield Court really is a development that ensures the residents retain their independence whilst still having help to hand if required. For more information or to book a viewing call the team at HOME.

- Luxury retirement living
- Modern kitchen
- Communal gardens
- Lifts to all floors
- One double bedroom
- Wet room
- Town centre location
- Lounge
- Bistro & resident lounge
- No chain

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Oakfield Court

Summary - Oakfield Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's.

The development consists of 51 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.

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.

Hallway

Door from the communal hallway. Storage cupboard.

Lounge 20'4 x 10'4 (6.20m x 3.15m)

uPVC double glazed door to the rear overlooking the communal gardens. Feature fireplace housing an electric fire, electric heater and television point.

Kitchen 9'8 x 6'7 (2.95m x 2.01m)

uPVC double glazed window to the side. A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Integrated fridge freezer. A single unit sink with mixer tap, splash tiling and tiled floor.

Bedroom 18'0 x 12'4 (5.49m x 3.76m)

uPVC double glazed window to the rear, electric storage heater and emergency pull cord. A walk in wardrobe with ample hanging and shelving space.

Wet room 7'5 x 7'9 (2.26m x 2.36m)

A three piece suite comprises low level WC, vanity wash hand basin and walk in shower. Tiled to compliment, spot lights, electric towel radiator and extractor fan.

Externally

The gardens are beautifully maintained with a mixture of flat pathways, lawned areas and patio areas. The apartment benefits from a car parking space which is located to the rear.

Management information

We have been advised that the management fee for this apartment is £427 per month and a has a ground rent of £217 payable annually.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monston - 9262084 Urmston - 04331861 Stretford - 08259553



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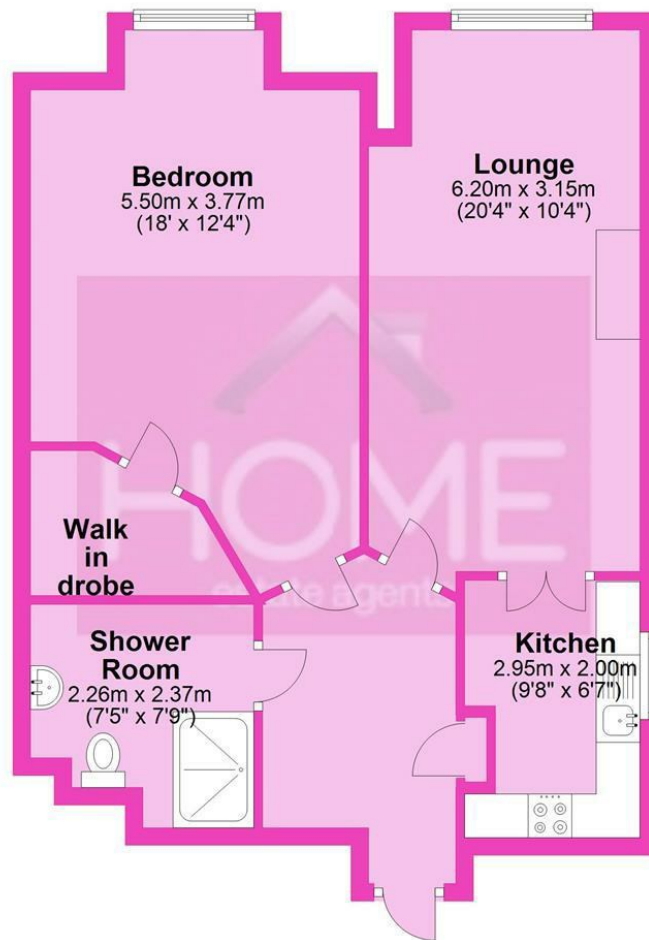
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Ground Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



Total area: approx. 61.5 sq. metres (662.2 sq. feet)

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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