



Apartment 14 Oakfield Court Crofts Bank Road Urmston M41 0AA

£145,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are delighted to offer for sale this one double bedroom retirement apartment situated in the luxurious Oakfield Court in Urmston. Boasting lifts to all floors, a residents bistro & a town centre location making an early viewing essential. Situated on the first floor, the accommodation comprises welcoming hallway, lounge, modern fitted kitchen, the double bedroom & a three piece wet room. The property is warmed by electric heaters & is fully uPVC double glazed. Benefiting from beautiful communal gardens to the side & the rear. Oakfield Court offers clients independent living while still having the security of staff on site, bistro and residence lounge. For more information or to book a viewing call the team at HOME.

- One bedroom
- On site bistro
- Town centre location
- Wet room
- Luxury retirement living
- Residents lounge
- Spacious lounge
- Lifts to all floors
- Beautiful gardens
- Modern kitchen

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Hallway

Door from communal hallway. Built in storage cupboard.

Lounge 16'1 x 10'5 (4.90m x 3.18m)

uPVC double glazed French doors leading to the balcony. Feature fireplace with electric fire. Electric heater.

Kitchen 9'6 x 8'4 (2.90m x 2.54m)

A range of fitted wall and base units with a rolled edged worktop over. Integrated hob, oven and extractor fan. Integrated fridge freezer. Incorporating a single unit sink. Tiling to compliment and splash tiling. uPVC double glazed window to the rear.

Bedroom 16'1 x 9'10 (4.90m x 3.00m)

uPVC double glazed window to the side and electric heater. Large walk in wardrobe.

Wet room 9'6 x 7'4 (2.90m x 2.24m)

A three piece suite comprises low level WC, wash hand basin with storage below and large walk in shower. Tiling to compliment.

Externally

There are beautifully maintained gardens to both the front and the rear. Benefiting from patio area, lawned gardens and pathways for access.

Management information

We have been advised by our client that the monthly management charge is £520.00. This includes maintenance of the communal areas, 24 hour emergency contact points, subsidised bistro and in house warden.

Benefits of McCarthy & Stone

As quoted by McCarthy and Stone, the benefits of Retirement Living, with additional help available for an extra charge. This is ideal if you want to continue living independently, but with the peace of mind of knowing there's help at hand in an emergency.

Residents can benefit from tailor-made support packages and some domestic help each week. You decide which chores – such as cleaning, grocery shopping and running errands – you want us to take care of. This will leave you with more free time to socialise and enjoy the finer things in life, such as art classes and leisurely walks in our fabulous landscaped gardens.

Why clients chose Oakfield Court:

- * Your own apartment in a safe community
- * A chef-run restaurant or bistro on-site
- * Domestic assistance - the team can even take care of your laundry too, if that becomes a struggle
- * Tailored care and support, for all the help you need
- * An Estate Manager who takes care of the development and staff
- * A 24-hour emergency-call service, for added peace of mind
- * Stunning gardens all year round, without you needing to lift a finger when it comes to their upkeep
- * Great-value guest suite for when family and friends visit (for an extra charge of around £25 a night)

Note: Extra charges apply for laundry, care packages and meals provided in the restaurant or bistro.

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 Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

Approx. 49.4 sq. metres (531.8 sq. feet)



Total area: approx. 49.4 sq. metres (531.8 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			
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