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## 24 Oakfield Court Urmston Manchester M41 0AA

### £260,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this impressive two double bedroom first floor retirement apartment situated in the heart of Urmston. Oakfield Court really must be viewed to be fully appreciated and offers luxurious retirement living in the heart of the town centre. In brief the property comprises spacious hallway, large lounge diner, modern fitted kitchen, the two double bedrooms, two piece WC and a three piece wet room. The property is UPVC double glazed and is warmed by electric storage heaters. Externally there are beautifully maintained landscaped gardens which boast patio areas, mature beds and is well fenced for privacy. Oakfield Court is a McCarthy and Stone development offering assisted retirement living while still enabling the homeowner to enjoy their independence. Ideally placed to enjoy all of Urmston's amenities. To book your viewing call the team at HOME.

- Luxury retirement living
- Lifts to all floors
- Three piece wet room
- Beautiful gardens
- Two double bedroom apartment
- Large lounge diner
- Additional two piece WC
- First floor
- Modern fitted kitchen
- Onsite bistro



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### Hallway

Door from communal hallway. Electric heater. Large built in storage cupboard.

### Lounge diner 16'10 x 20'2 (5.13m x 6.15m)

uPVC double glazed windows to the side and the front. uPVC double glazed Juliet balcony to the front. Electric heater.

### Kitchen 6'11 x 9'7 (2.11m x 2.92m)

uPVC double glazed window to the rear. A range of fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap. Integrated hob, oven and extractor fan. Integrated fridge freezer. Space for other appliances. Splash tiling, tiled floor and wine rack.

### Store room

Off the lounge diner. Fitted shelving.

### Bedroom one 16'0 x 10'2 (4.88m x 3.10m)

uPVC double glazed window to the front and electric heater. Built in walk in wardrobe.

### Bedroom two 15'1 x 12'3 (4.60m x 3.73m)

uPVC double glazed window to the rear and electric heater. Fitted double wardrobe with ample hanging and shelving space.

### Additional WC

A two piece suite comprises low level WC and wash hand basin. Tiling to compliment and towel radiator.

### Wet room

A three piece suite comprises low level WC, wash hand basin and shower. Tiling to complement, extractor fan, electric wall heater, heated towel radiator.

### Externally

The gardens are beautifully maintained with a mixture of flat pathways, lawned areas and patio areas.

### Council tax

The property is council tax band B.

### Management information

We have been advised by our clients that the management charge is currently £885 per month. This includes the maintenance of the communal areas, employment of the staff within Oakfield Court and the buildings insurance.

### 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.

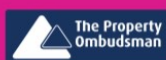
### Property disclaimer

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 Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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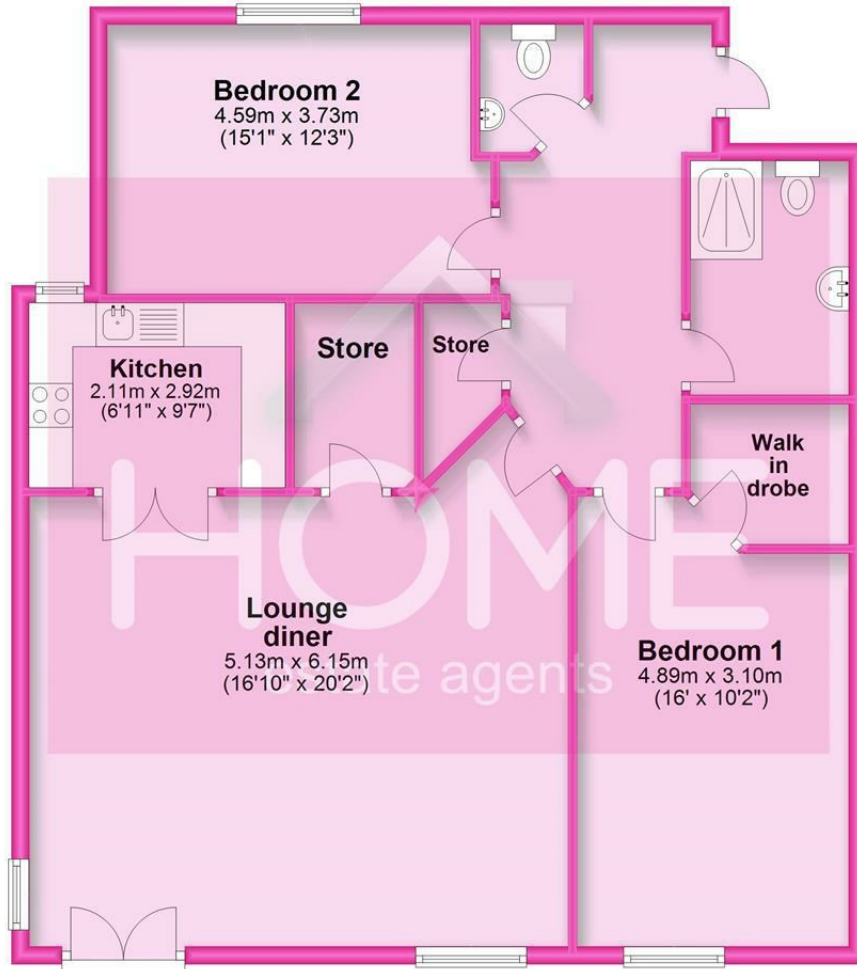


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## Ground Floor

Approx. 92.6 sq. metres (997.2 sq. feet)



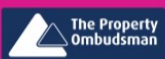
Total area: approx. 92.6 sq. metres (997.2 sq. feet)

| Energy Efficiency Rating                    |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs |                            |         |           |
| (92 plus) <b>A</b>                          |                            |         |           |
| (81-91) <b>B</b>                            |                            |         |           |
| (69-80) <b>C</b>                            |                            |         |           |
| (55-68) <b>D</b>                            |                            |         |           |
| (39-54) <b>E</b>                            |                            |         |           |
| (21-38) <b>F</b>                            |                            |         |           |
| (1-20) <b>G</b>                             |                            |         |           |
| Not energy efficient - higher running costs |                            |         |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |         |           |
| (92 plus) <b>A</b>  |                            |         |           |
| (81-91) <b>B</b>  |                            |         |           |
| (69-80) <b>C</b>  |                            |         |           |
| (55-68) <b>D</b>  |                            |         |           |
| (39-54) <b>E</b>  |                            |         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |         |           |
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