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## 19 Oakfield Court Crofts Bank Road Urmston M41 0AA

### £210,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are proud to offer for sale this superbly appointed one bedroom, first floor retirement apartment which is being sold with no vendor chain. Situated in the heart of Urmston town centre & must be viewed to be fully appreciated, In brief the accommodation comprises welcoming hallway, lounge, modern fitted kitchen, three piece wet room & spacious double bedroom which even boasts a walk in wardrobe. Warmed by electric storage heaters & uPVC double glazed. For the residents there is a Bistro/restaurant, a laundry room & a communal lounge which hosts many social events. Externally there are pleasant landscaped gardens & off road parking. Ideally placed for all the amenities & transport links. To book your viewing call the team at HOME.

- Luxury Retirement Apartment
- One double bedroom
- Wet Room
- Town Centre Location
- First Floor
- Spacious Lounge
- Well Maintained Gardens
- Lifts to all floors
- Modern Fitted Kitchen
- Bistro & Communal Lounge



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### Hallway

Door from communal hallway, electric storage heater and intercom point. Built in storage cupboard.

### Lounge 11'8" x 18'7" (3.58m x 5.67m )

uPVC double glazed doors with Juliet balcony. Electric heater. Double doors leading to the kitchen.

### Kitchen 10'6" x 8'2" (3.22m x 2.50m )

A comprehensive range of matching fitted wall and base units with rolled edge worktop over. Integrated hob, oven and stainless steel extractor hood. Integrated fridge freezer. Incorporating a single unit sink with mixer tap and splash tiling. Tiled floor, over counter lighting, uPVC double glazed window to the side and extractor fan.

### Bedroom 18'7" x 8'11" (5.67m x 2.73m )

uPVC double glazed window to the rear and electric heater.

### Walk in Wardrobe

Walk in wardrobes providing ample space for hanging and shelving.

### Wet Room

A three piece wet room comprises low level WC, vanity wash hand basin with storage cupboard below and walk in shower. Heated towel rail, tiling to complement, spotlights and extractor fan.

### Externally

To the front and the rear there are well maintained, mature gardens benefiting from lawned sections, flat paved patio areas and shaded ornate patios.

### Management Information

We have been advised by our client that the monthly management charge is £520.80. This includes maintenance of the communal areas, 24 hour emergency contact points, subsidised bistro and in house warden.

### Benefits of Oakfield Court

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)

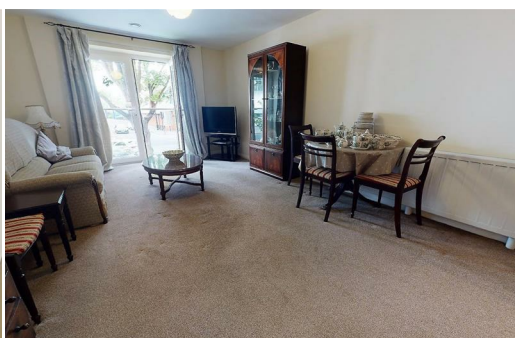
Note: Extra charges apply for laundry, care packages and meals provided in the restaurant or bistro.

### Council Tax

We have been advised by our clients that the property is council tax band B

### 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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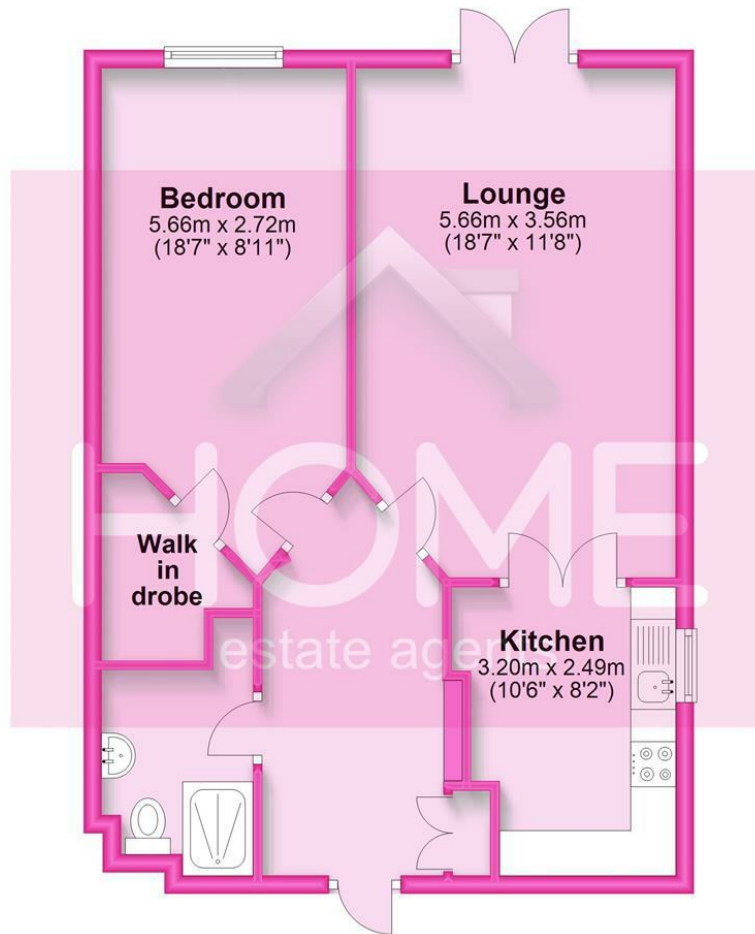


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## Ground Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



Total area: approx. 57.6 sq. metres (619.9 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 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>		
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