



44 Crofts Bank Road
Manchester
M41 0AA

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

Apartment 10 Oakfield
Court 44 Crofts Bank
Road
Urmston
Manchester
M41 0AA



£220,000

COMPETITIVELY PRICED *A REALLY SPACIOUS GROUND FLOOR APARTMENT FOR PERSONS AGED 70 AND ABOVE* Occupying a superb location adjacent to the many and varied facilities available within Urmston town centre. Large lounge/dining room. Fitted kitchen with appliances. Two double bedrooms. Well appointed shower room/WC. Well situated within the development with its' own access door directly to the gardens/carpark. Various facilities are available within the development to include an estate manager, an on-site restaurant, 24 hour emergency call service and a guest suite for visiting family/friends. Tailored care packages can be arranged at extra cost. A monthly service charge is payable of £922.79 per calendar month. A ground rent is payable of £510 per annum. Must be viewed to be appreciated. No ongoing vendor chain. Leasehold for the residue of 125 years from 01/06/2015. Development constructed by McCarthy and Stone.

Entrance Hall

With a Dimplex storage heater. Adjacent to the entrance door is a substantial storage cupboard where the electric consumer unit is located. There's a further walk-in cupboard which is ideal for drying etc.

Lounge/Dining Room

With a Dimplex storage heater. A coal effect fire is set within a feature fireplace. Double glazed exit door to a paved patio area. Further large double glazed window. Double doors to :

Kitchen

With a single drainer stainless steel sink unit and a good range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Double glazed window, tiled areas and an integrated fridge and freezer.

Shower Room

With a walk-in shower area, wash hand basin with storage below and a low level WC. Tiled decor, Dimplex wall heater and heated towel rail. Mirror fitment.

Bedroom (1)

With a Dimplex heater, a large double glazed window and a substantial walk-in wardrobe/storage area off. Ceiling fan.

Bedroom (2)

With a Dimplex heater and a large double glazed window.

Outside

The development stands within well tended communal grounds that incorporate parking areas for residents and visitors. An additional charge is made for a parking space for residents.

About the Development

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.



Service Charge

Service charge: £1023 pcm. The service charge covers:

Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- On-site Estate Manager
- Half an hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Intruder alarm system

Additional Information

Car Parking Permit Scheme-Subject To Availability - Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Leasehold Information - Lease Length: 125 years from 2015

Ground rent: £510 per annum

Ground rent review date: June 2030

Managed by: Your Life Management Services

It is a condition of purchase that residents must meet the age of 70 years and over.



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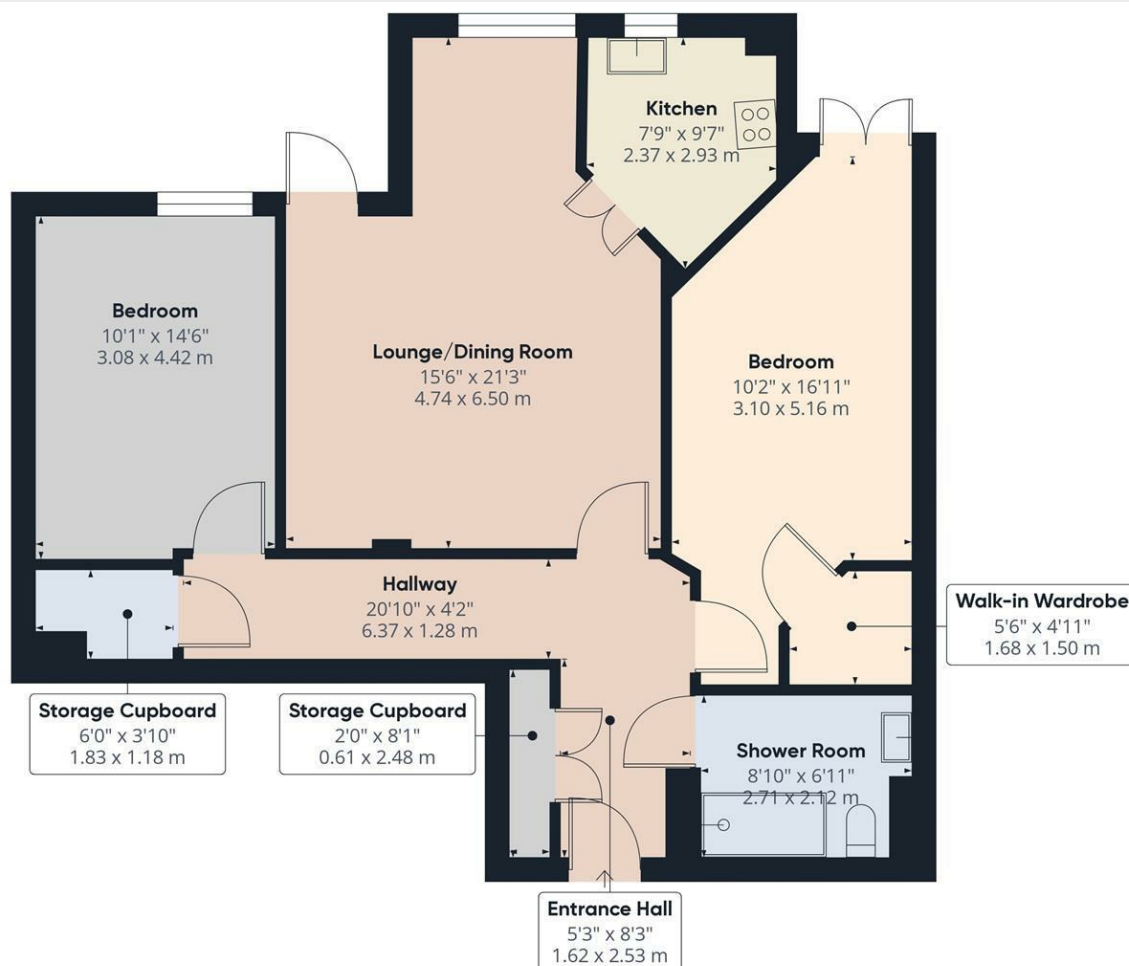
Approximate total area⁽¹⁾
908.58 ft²
84.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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