



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2024  
**TOP 500**  
SALES  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

CROFTS BANK ROAD  
URMSTON

£180,000

-  1 BEDROOM
-  1 BATHROOM
-  1 RECEPTION
-  NO CHAIN



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Crofts Bank Road, Urmston, M41 0AA

**\*\*CENTRAL URMSTON LOCATION\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, extremely desirable ONE DOUBLE BEDROOM apartment situated in the luxurious Oakfield Court built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's. Oakfield Court provides the occupier with the opportunity to lead a full and active social life whilst retaining their independence. 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 communal lounge is also the perfect space to invite friends and family over for a special celebration. A bistro restaurant serving tasty and nutritious meals for our homeowners with food freshly prepared catering for a range of dietary requirements. The apartment itself comprises; welcoming hallway, a spacious living room overlooking the gardens to the rear, a modern fitted kitchen, a large double bedroom and a wet room. 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. Offered for sale with no onward chain, an internal inspection comes highly recommended.





## Ground Floor



## Features

- One double bedroom
- Luxury retirement living
- Residents Lounge and Guest suite
- Lifts to all floors
- Allocated car parking
- Communal landscaped gardens
- Town centre location
- No onward chain
- 24-hour emergency call system
- Viewing recommended

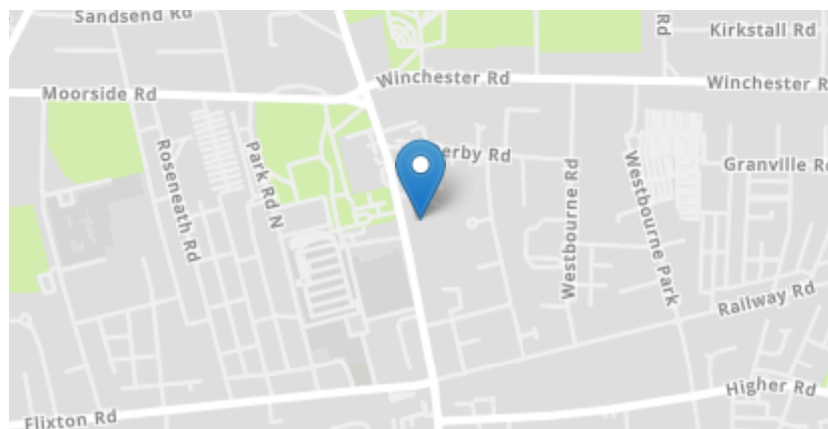
## Frequently Asked Questions

Service Charge includes 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, Half an hour of domestic support per week is included in the service charge, Care staff on-site 24-hours a day, Running of the on-site restaurant, Intruder alarm system.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

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: £435 per annum Managed by: Your Life Management Services is £7913.33 per annum and it is a condition of purchase that residents must meet the age of 70 years and over.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	82	82
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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