CROFTS BANK ROAD
URMSTON

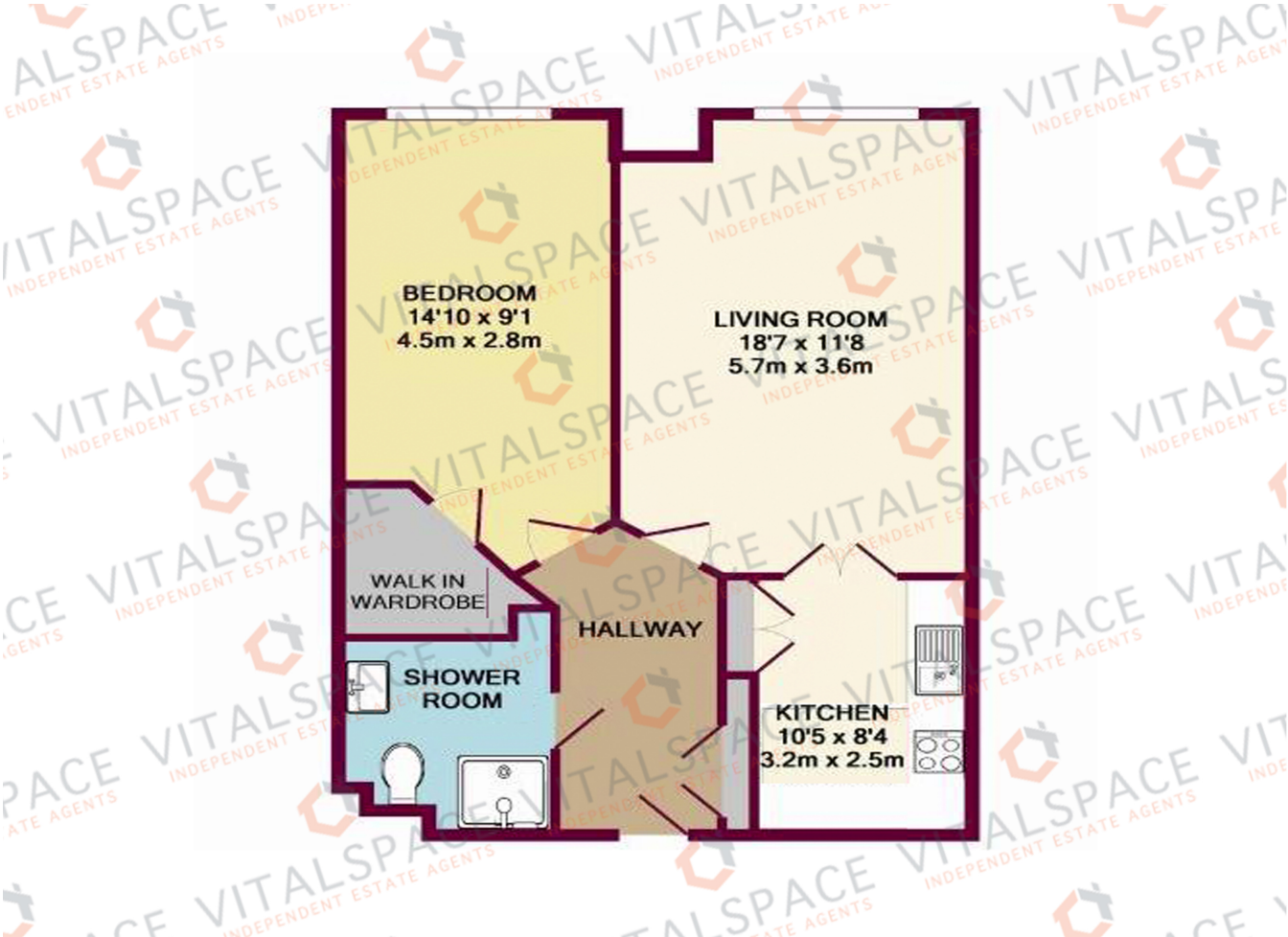
£180,000

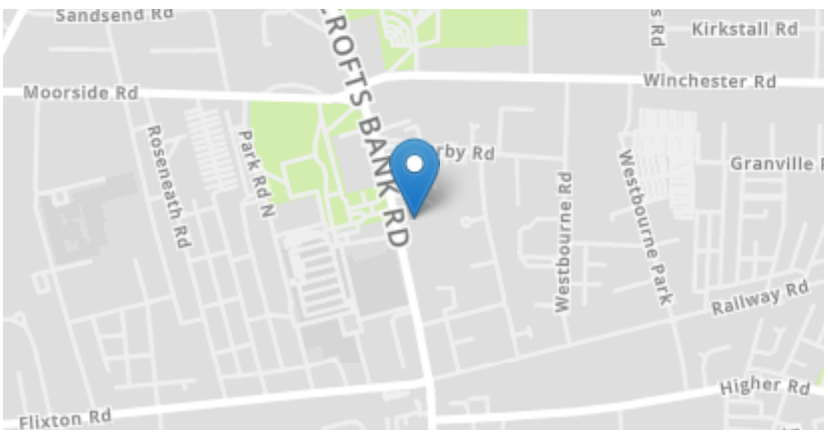
- 1 BEDROOM
- 1 BATHROOM
- 1 RECEPTION
- NO CHAIN

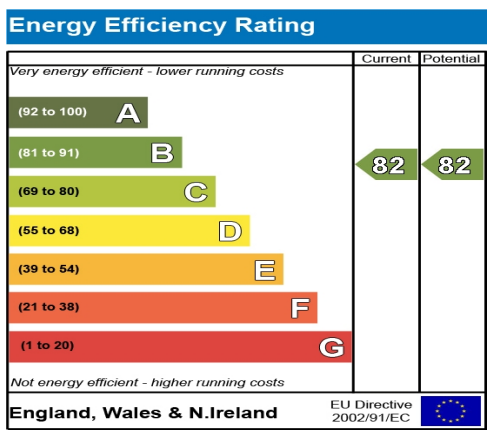
VITALSPACE
INDEPENDENT ESTATE AGENTS

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







VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

VITALSPACE
INDEPENDENT ESTATE AGENTS

Tel: 0161 747 7807
Email: urmston@vitalspace.co.uk
Web: www.vitalspace.co.uk
22 Flixton Road, Urmston,
Manchester, M41 5AA