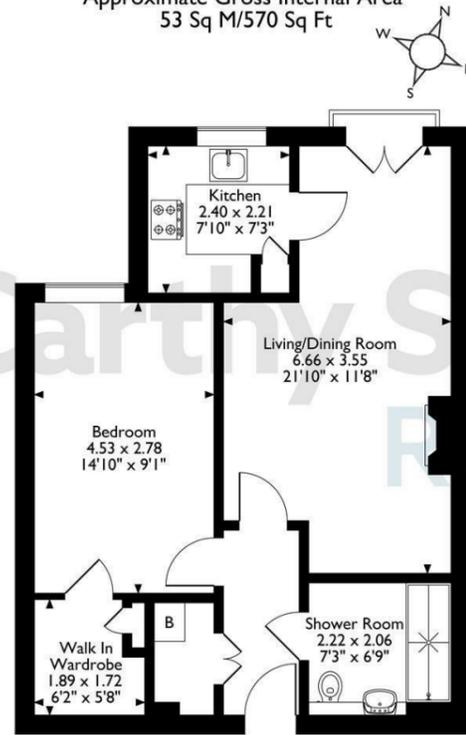


18 Oak Grange, Bradburns Lane, Hartford, Northwich
 Approximate Gross Internal Area
 53 Sq M/570 Sq Ft



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(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		

18 Oak Grange

Bradburns Lane, Hartford, CW8 1TG



Asking price £235,000 Leasehold

A ONE BEDROOM FIRST FLOOR APARTMENT with JULIET BALCONY and OWN ALLOCATED PARKING SPACE. Oak Grange is a sought after age exclusive MCCARTHY STONE DEVELOPMENT for the OVER 60'S in the HEART of the delightful village of HARTFORD.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Oak Grange, Bradburns Lane, Hartford

1 bed | £235,000

Oak Grange

Oak Grange is purpose built by McCarthy & Stone for retirement living, the development consists of 35 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Local Area

Located on Bradburns Lane off Chester Road, Oak Grange is within walking distance of Hartford village which has a traditional feel with independent butcher, pharmacy, newsagents, florists and restaurants.

There are direct bus services from Hartford to the larger towns of Northwich and Chester and the bus stop is located close to the development.

Greenbank and Hartford railway stations are situated on the A559 from Northwich town Centre, Greenbank provides services to Manchester, Knutsford and Altrincham, Hartford provides services to Liverpool, Crewe, Birmingham and London.

The village also benefits from being close to the regional motorway network.

Entrance Hall

Front door with spy hole leads to the large entrance hall. From the hallway, a door leads to a storage/airing cupboard with washer dryer. Illuminated light switches, smoke detector and apartment security door entry system are located in the hallway. Doors lead to the lounge, bedroom and shower.

Lounge

A spacious lounge with the benefit of a Juliet balcony with outlook over the communal gardens. There is ample space for dining and a feature fireplace with inset fire which acts as an attractive focal point. TV and telephone points and two ceiling lights, fitted carpets, raised electric power sockets. Oak effect door with clear glass panels leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with a range white high gloss finish low and eye level units and drawers with laminate surfaces. Under pelmet lighting. Stainless steel sink with mono lever tap, drainer and window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge/freezer. Tiled floor.

Bedroom

Generous bedroom with window. Door leads onto a walk in wardrobe housing shelving and hanging rails with a small cupboard that houses the electric meter and main telephone point. Ceiling lights, TV and telephone point, fitted carpets and raised electric power sockets. Additional fitted units and drawers to be included in the sale price.

Shower Room

Tiled and fitted with suite comprising walk-in triple width

shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above and wall mounted heater.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £3,415.18 per annum (for financial year ending 30th June 2026)

Leasehold Information

Lease: 999 years from 1st Jan 2017

Ground rent: £425 per annum

Ground rent review: 1st Jan 2032

Managed by: McCarthy and Stone Management Services

Car Parking Space

The property owns an allocated parking space.

Additional Information & Services

- Full Fibre Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

