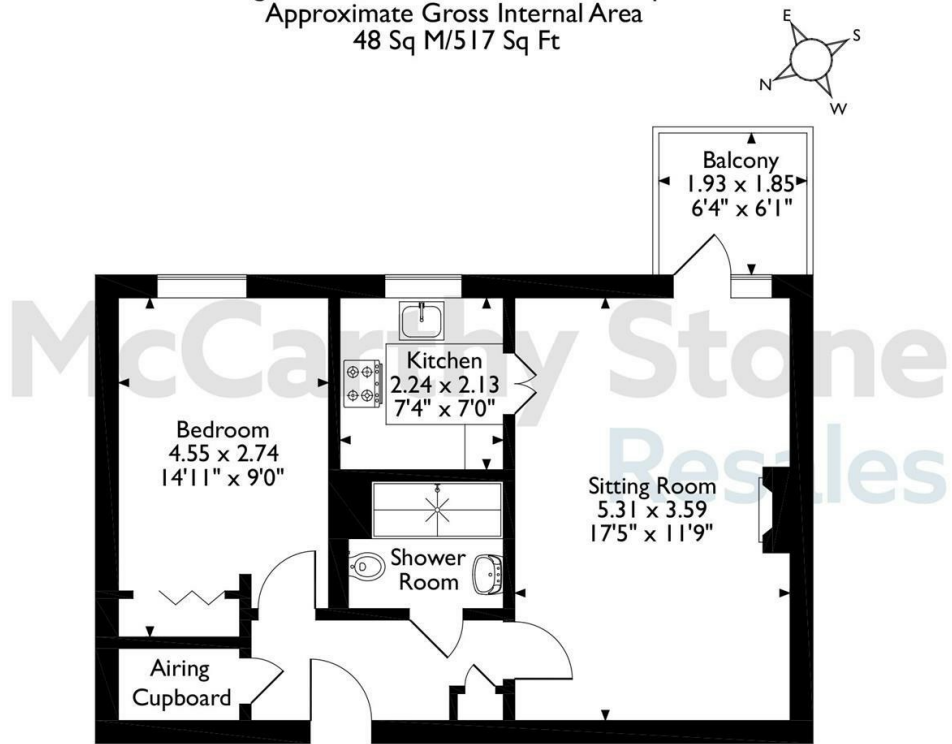


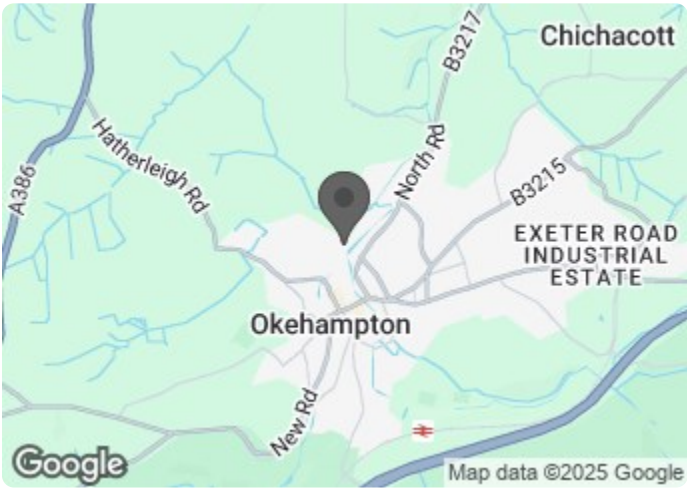
35 Rivers Edge Court, Oaklands Drive, Okehampton, Devon
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



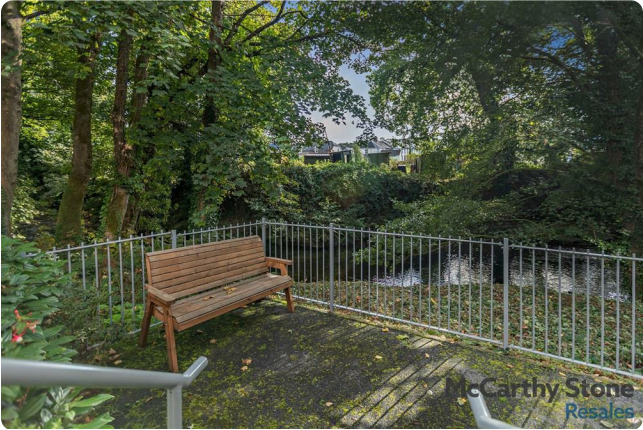
First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England & Wales	EU Directive 2002/91/EC	



Asking price £159,950 Leasehold

Located on the first floor, this very well presented one bedroom, recently redecorated retirement apartment has a newly fitted shower room and the living room offers access out on to a pretty balcony with a South-Easterly aspect overlooking the gardens and the river.

Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Rivers Edge Court, Oaklands Drive, Okehampton

Rivers Edge Court
Constructed in early-2010 by award-winning retirement home specialists McCarthy and Stone, Rivers Edge Court is a ‘Retirement Living’ development providing an exceptional quality-of-lifestyle opportunity for the over 60’s and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager.

Rivers Edge Court enjoys excellent communal facilities including a homeowner’s lounge, laundry, scooter store and landscaped gardens. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

It’s so easy to make new friends and to lead a busy and fulfilled life at Rivers Edge Court; there are always plenty of regular activities to choose from including; regular coffee mornings, knitting group and organised coach trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can, of course, remain as private or involved as they wish.

The Local Area
As the development name implies it is in a tranquil Riverside setting adjacent to the River Okement with mature trees and shrubs around. We have previously described the development as 'unique' to reflect a location that in so many way feels quite rural but in reality is only a few minutes walk from a Waitrose supermarket with Okehampton High Street, it’s cafes, banks, pubs, restaurants and two independent shopping arcades just a further short flat walk away.

No.35
Situated on the first floor. within close proximity to the lift, is this one bedroom apartment having a newly fitted shower room. The spacious living room opens on to a walk out balcony overlooking the gardens and the river, the kitchen is well equipped with integrated appliances and the double bedroom has a fitted wardrobe.

Entrance Hall
The property is accessed via a solid oak-veneered entrance door, complete with a spy-hole for added security. A security intercom system offers both audio and visual communication with the main development entrance, with video accessible through the homeowner’s TV. A walk-in storage cupboard is fitted with lighting and shelving, and



houses the Gledhill boiler, which supplies domestic hot water. A concealed 'Vent Axia' heat exchange unit is also located within. An emergency pull cord is installed for added peace of mind. A feature glazed, panelled door leads through to the inviting living room.

Living Room
A really welcoming room with double-glazed French door opening onto a South-East facing balcony that overlooks the gardens and the river. A modern feature fireplace with inset electric fire provides a focal point. Glazed double doors lead to the kitchen.

Balcony
A lovely walk out, South-East facing balcony overlooking the gardens and the river.

Kitchen
With a double-glazed window with a pleasant outlook. Range of ‘Maple effect’ fitted wall and base units with wood effect worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with extractor hood over, waist-height oven, washer/dryer and concealed fridge and freezer. Extensively tiled splash-backs.

Double Bedroom
A bright and spacious double bedroom with built in mirrored wardrobe with plenty of hanging space and shelving.

Shower Room
A completely refurbished shower room including a newly fitted white suite comprising; double width shower cubicle with glazed enclosure, WC, vanity wash-hand basin with cupboard unit below, mirror, strip light and shaver point over. Fully tiled walls, electric heated towel rail, electric wall heater and emergency pull cord.

Parking
Private car parking is available with a yearly permit at an annual charge of around £250 per annum (subject to availability)

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts



1 Bed | £159,950

- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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: £2,535.83 per annum (up to financial year end 28/02/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease
Lease 125 Years from June 2010
Ground Rent £425 per annum
Ground Rent review date: June 2040

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

