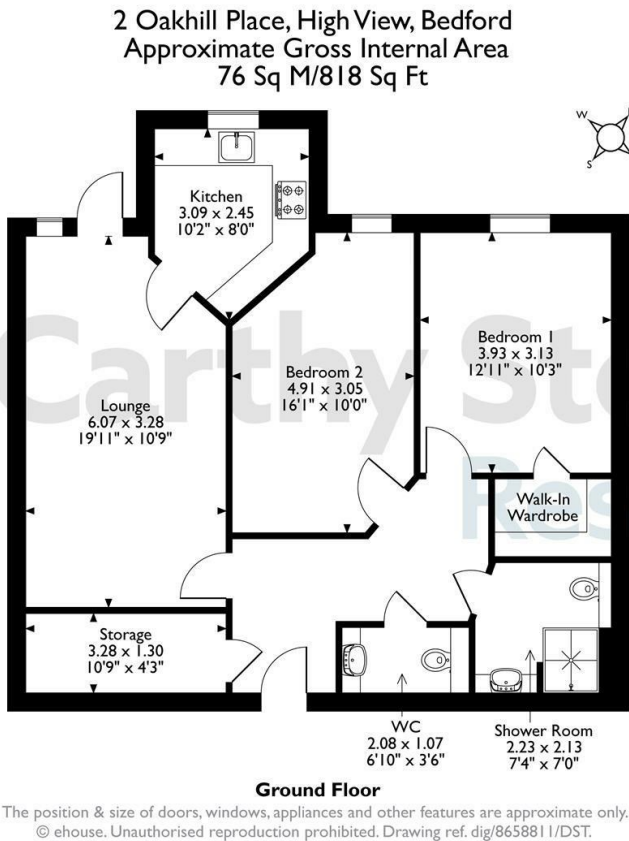
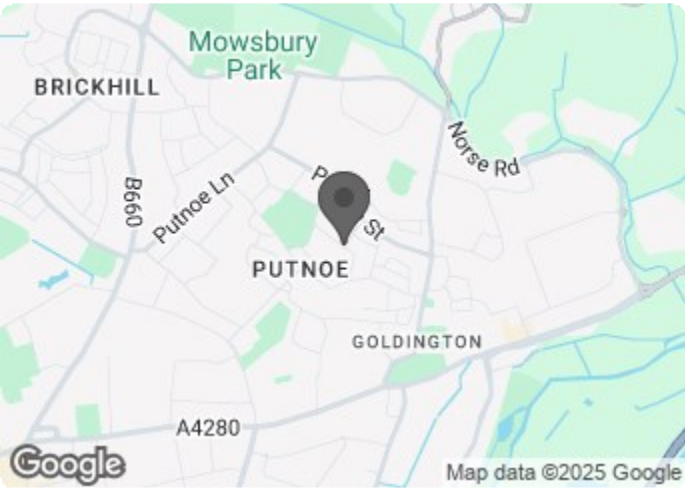


2 Oakhill Place

High View, Bedford, MK41 8FB



Council Tax Band: C



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



Asking price £299,975 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF OAKHILL PLACE - BOOK NOW!  
A beautifully presented TWO BEDROOM GROUND FLOOR APARTMENT with a sunny WEST FACING aspect and PATIO AREA WITH GARDEN OUTLOOK. Other features include a modern kitchen with BUILT IN APPLIANCES, two double bedrooms and a CONTEMPORARY shower room completes this lovely apartment.  
\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

Call us on 0345 556 4104 to find out more.

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

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# Oakhill Place, High View, Bedford, Bedfordshire, MK41 8FB

**Oakhill Place**  
Oakhill Place is a McCarthy and Stone Retirement Living Plus development and is the perfect place to enjoy your retirement. Residents can enjoy everything the development has to offer, including the private homeowners' lounge, landscaped gardens, Bistro, serving freshly prepared meals, drinks and snacks daily and on-site car park, Family and friends are more than welcome to stay over in the guest suite at a modest charge, subject to availability. The apartment is equipped with modern fixtures and fittings, energy efficient heating and raised height electrical sockets. For complete peace of mind, the development is completely secure, with intruder alarms, a camera entry system and fire detection equipment. There is also a 24-hour emergency call system. The Estate Manager and team provide on site cover 24 hours a day, 365 days a year. Mobility is never an issue, with lifts to take you to all floors.

**Local Area**  
The complex is situated in the beautiful town of Bedford. Bedford and its surrounding area is a lovely place to live. It's one of England's smallest counties, but is within close proximity to hotspots such as Oxford, Cambridge and London. Bedford is particularly known for its beautiful riverside setting, boasting views of the River Great Ouse, and the remains of the town's medieval castle, Bedford Castle Mound. The town has plenty of things to do and is a short bus journey from Oakhill Place. For those who like sports, there are several different clubs you can support, including cricket, rowing and rugby. There are lots of restaurants, cafes and shops, and three theatres where you can see everything from exhibitions to live comedy shows. Local markets are held regularly.

**Apartment Overview**  
Beautifully presented apartment conveniently located on the ground floor close to the reception area, with easy access to residents communal areas. The laundry room, refuse room, mobility scooter storage, Bistro, lounge and gardens can all be easily accessed for the future owner's convenience. The apartment further benefits from independent radiators in each room and a 'Ventaxia' system which circulates clean air through the apartment.

**Entrance Hall**  
Front door with spy hole leads to the unusually large entrance hall which could easily accommodate a desk and chair for use as a study area. The 24-hour emergency response pull cord system is situated in the hall and a wrist pendant is also included. From the hallway there is a door to a walk-in storage room. Smoke detector, security door entry system with intercom. Doors lead to the living room, bedrooms, shower room and guest cloakroom.



**Living Room**  
A bright and generously proportioned living room, benefitting from a west facing large window incorporating a French door leading to the garden facing patio area. There's ample room for a dining table. TV and telephone points, Sky/Sky+ connection point and two ceiling lights.

**Kitchen**  
Modern fitted kitchen with a range of low and eye level units, drawers, and cupboards. The west facing window with garden outlook sits above the stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood. Integral fridge/freezer and dishwasher. Ceiling spot lights, under-cabinet lights, electrically controlled window, ceramic floor tiles.

**Bedroom**  
A large bedroom with a west facing window and garden outlook. Door leads into a walk-in wardrobe with automatic light, providing plenty of storage, hanging rails and shelving. TV and phone point and ceiling light. Emergency pull cord.

**Bedroom Two**  
Spacious second bedroom which could be used for dining or a hobby / study room with window also providing garden outlook and west facing aspect. Emergency pull cord.

**Shower Room**  
Full wet room with slip-resistant flooring, tiled walls and fitted with suite comprising of level access shower with hand-rail and curtain, low level WC, vanity storage unit with wash basin and mirror above. Emergency pull cord. Electric heated towel rail and central ceiling light.

**Guest Cloakroom**  
Situated off the hall perfect for guests, WC and wash basin with mirror above. Emergency pull cord.

**Lease Information**  
Lease length: 999 years from 1st June 2019  
Ground rent: £435 per annum.  
Ground rent review: 1st June 2034

**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  
• One hour domestic help per week included  
• Upkeep of gardens and grounds



## 2 Bed | £299,975

• 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, to find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £13,637.88 for financial year ending 31/03/2026.  
Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

**Moving Made Easy & Additional Information**  
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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

