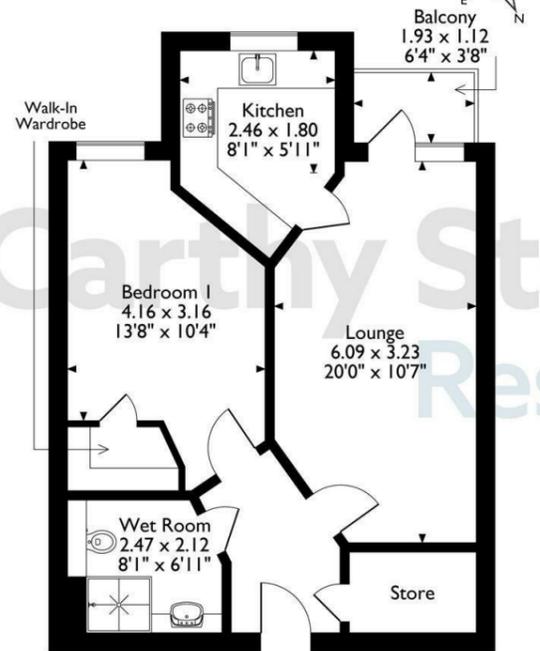


42 Oakhill Place, High View, Bedford
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



Second Floor Flat

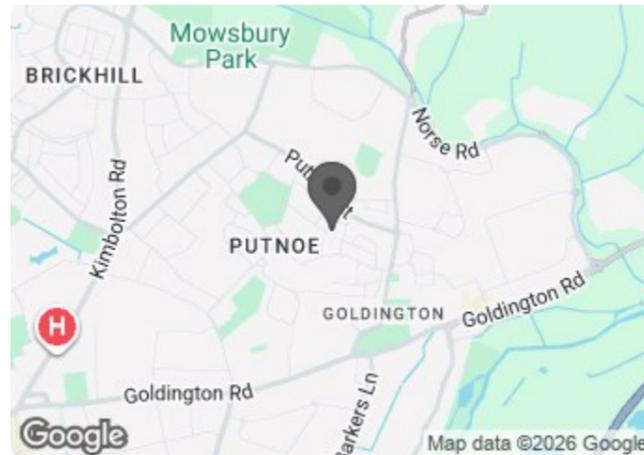
The position & size of floors, windows, appliances and other features are approximate only.
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42 Oakhill Place

High View, Bedford, MK41 8FB



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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		

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.



Asking price £250,000 Leasehold

A bright and sunny one bedroom SOUTH WEST facing apartment with a BALCONY OVERLOOKING THE COURTYARD. Modern kitchen with BUILT IN APPLIANCES, double bedroom with WALK-IN WARDROBE and a CONTEMPORARY shower room. ALLOCATED CAR PARKING SPACE. The retirement living plus development offers EXCELLENT COMMUNAL FACILITIES including a restaurant, landscaped gardens and a communal lounge where SOCIAL EVENTS take place. 24/7 estates team and domestic assistance.

** Part Exchange and Entitlements Advice available**

Call us on 0345 556 4104 to find out more.

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

Oakhill Place, High View, Bedford

1 Bed | £250,000

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

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.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage / airing cupboard. Smoke detector, security door entry system with intercom. Doors lead to the lounge, bedroom and wet room.

Lounge

A south facing lounge with the benefit of a walk-out balcony large enough to house a small bistro set with outlook over the well maintained court yard. The room provides ample room for a dining table. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised height power points.

Kitchen

Modern fitted kitchen with a range of low and eye level units, drawers, and cupboards. Stainless steel sink with mono lever tap and drainer sits below the south west facing window. Eye level oven, ceramic hob, cooker hood and integral fridge/freezer. Central ceiling and under pelmet lighting.

Bedroom

A spacious bedroom with window providing courtyard views with a sunny south west facing aspect. Door leads to a walk-in wardrobe providing plenty of storage, hanging rails and shelving. TV and telephone points, ceiling light and raised height power points.

Shower Room

Modern fitted suite with walk-in wet room style shower. WC. Vanity unit with inset wash basin and mixer tap and illuminated mirror over. Heated towel rail. Ceiling lighting and slip resistant flooring.

Allocated Car Parking

The apartment has an allocated car parking space in the private car park.

Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily

- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Annual Service charge: £10,377.98 for financial year ending 31/03/2026

Ask about our free entitlements service to find out what benefits you may be entitled to.

Lease Information

Lease Length: 999 years from 1st June 2019

Ground Rent: £435 per annum

Ground Rent Review: 1st June 2034

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.
 - 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

