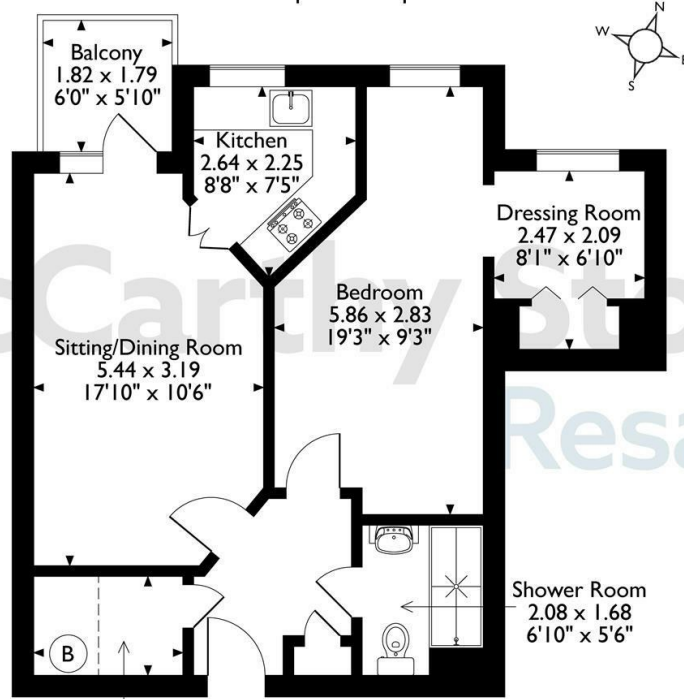
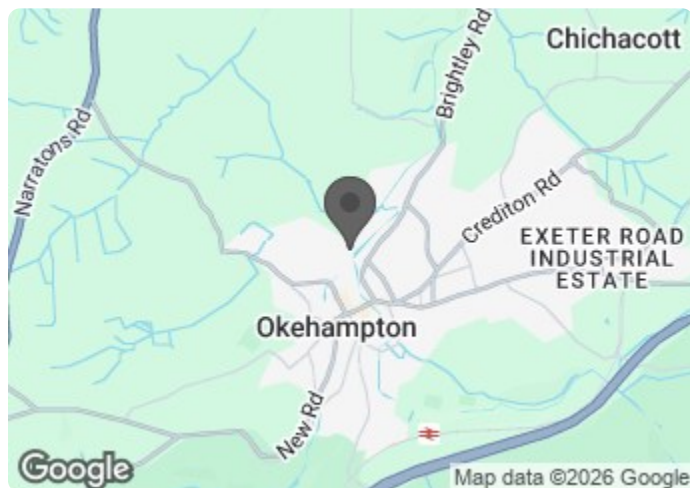


26 Rivers Edge Court, Oaklands Drive, Okehampton, Devon  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 26 Rivers Edge Court

Oaklands Drive, Okehampton, EX20 1FN



**Asking price £160,000 Leasehold**

Located on the first floor, this well presented apartment has access out on to a pretty balcony with a Westerly aspect looking out over the front of the development, and a separate dressing area/office with window off the double bedroom.  
Rivers Edge Court is a McCarthy Stone retirement living development with onsite residents lounge and visiting house manager.

**Call us on 0345 556 4104 to find out more.**

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

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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



# Rivers Edge Court, Oaklands Drive, Okehampton

## 1 Bed | £160,000

### 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 ways feels quite rural but in reality is only a few minutes walk from a Waitrose supermarket with Okehampton High Street, its cafes, banks, pubs, restaurants, two further supermarkets and two independent shopping arcades just a further short flat walk away.

### Entrance Hall

With a solid entrance door with spy-hole, security intercom system. Emergency pull cord, very large store/airing cupboard with shelving housing the Gledhill boiler supplying domestic hot water and the 'Vent Axia' heat exchange unit. Further shallow cupboard with consumer unit.

### Living Room

A really welcoming room with double-glazed French door opening onto a Westerly facing balcony that overlooks the front of the development. The room allows space for both lounge and dining area. Glazed double doors lead to the kitchen.

### Balcony

Overlooking the front of the development, this is a lovely place to sit out and relax.

### Kitchen

Range of 'Maple effect' fitted wall and base units with granite effect laminate worktops. The window with blind sits above the stainless steel inset sink unit with drainer. Integrated appliances comprise; a four-ringed hob with extractor hood over, waist-height oven and concealed fridge and freezer. Extensively tiled splash-backs.

### Double Bedroom

A bright and spacious bedroom benefiting from a separate adjoining area, accessed directly from the bedroom, featuring built-in mirrored wardrobes and a window. This versatile space could be used as a dressing room, home office, or study area.

### Shower Room

Modern white suite comprising; shower cubicle, 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)

### Additional Information & Services

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

### 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
- 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: £2,596.68 per annum (for financial year ending 28/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### Lease

Lease: 125 Years from 1st June 2010

Ground rent: £425 per annum

Ground rent review: 1st June 2025

### 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.

