McCarthy & Stone
RESALES

31 Rivers Edge Court Oaklands Drive, Okehampton, EX20 1FN
Asking price £219,950 LEASEHOLD

For further details
please call 0345 5564104

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A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY AND RIVER VIEW

This is a super 'River view' apartment with its own private balcony located on the first floor of the sought-after Rivers Edge development. It is accessible by a choice of two lifts that also provide access to the excellent facilities of the development. This is a rather spacious apartment with Living room, well equipped kitchen with appliances, two excellent bedrooms and age-friendly bathroom.

Constructed in early-2010 by award-winning retirement home specialists McCarthy and Stone, River's Edge Court is a 'Retirement Living' development providing a 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 who oversees the smooth running of the development. As the development name implies it is in a tranquil Riverside setting adjacent to the River Okement with mature trees and shrubs around, yet unbelievably only around half a mile from Okehampton High Street and even closer to a Waitrose Supermarket and other more immediate facilities. The property enjoys excellent communal facilities including a homeowner's lounge, laundry, scooter store and landscaped gardens. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at River's Edge Court; there are always plenty of regular activities to choose, typically including; regular coffee mornings, knitting group, yoga, mah-jong, French group, and organised coach trips among others. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities or remain as private as they wish.

ENTRANCE HALL

With a solid entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, electric panel heater, large store cupboard with shelving and light and concealed vent Axia unit, further cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and separate shallow cloaks cupboard with shelving and hanging rail. .

LIVING ROOM

An extremely welcoming room with a French door and matching side-panel opening onto a pleasant balcony with views over the River and the surrounded wooded landscape. There is a focal point fireplace with an inset electric fire, electric panel heater and glazed-panelled double doors lead to the kitchen.

BALCONY

A pleasant balcony providing a lovely outlook over the River and within earshot of the flowing waters with the opportunity to watch wildlife that exist along the Rivers edge and among the mature Trees that line the bank.

KITCHEN

With a double-glazed window enjoying a River view. A range of 'Maple effect' fronted fitted wall and base units with granite effect laminate worktops incorporate a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with an extractor hood over, waiste-level oven, slimline dishwasher and concealed fridge and freezer. Extensively tiled splash-backs, vinyl floor covering.

BEDROOM ONE

A double bedroom with a double-glazed picture window enjoying an outlook to the River, electric panel heater, built-in wardrobe with hanging space, shelving and mirror-fronted bi-fold doors.

BEDROOM TWO

With a double-glazed window enjoying a Riverside view, electric panel heater.

Shower Room

Modern white suite comprising of a low-level WC, vanity wash-hand basin with cupboard below and mirror, strip light and shaver point over, 'Aquability' module walk -in shower unit with seat and half-height glazed screen and separate shower cubicle with a glazed shower door (if not required this area could easily be modified as a laundry area for washing machine). Fully tiled walls, electric heated towel rail, electric wall heater, emergency pull cord.

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

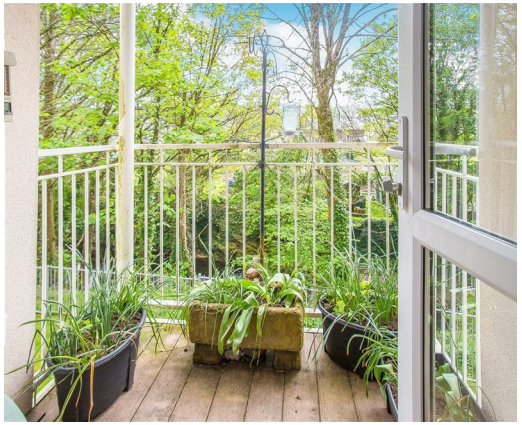
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

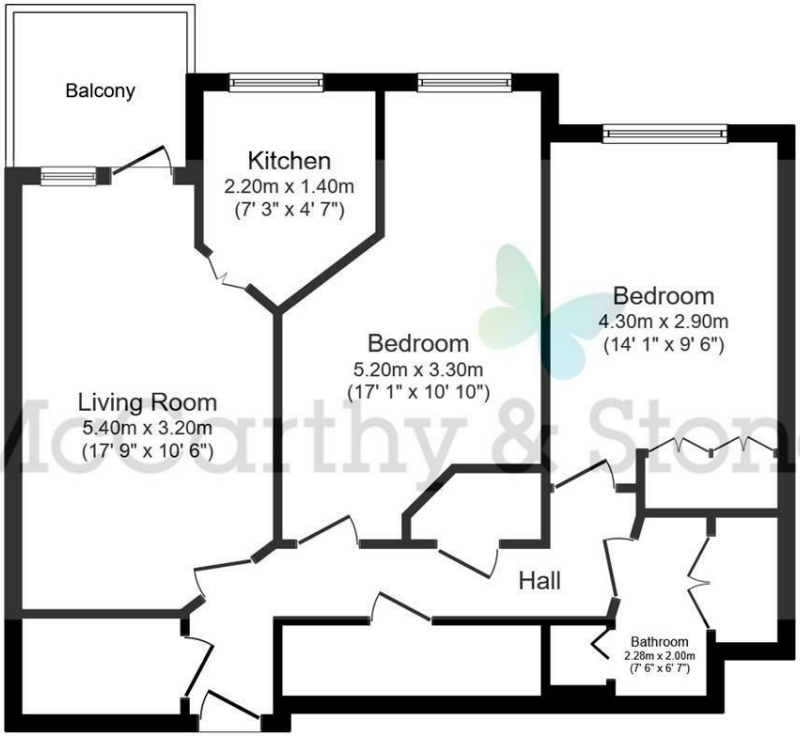
GENERAL

Private car parking is available with a yearly permit at an annual charge of around £250 per annum for which there may be a waiting list.
The development has recently (2019) undergone internal redecoration to the communal areas and there was a complete update of all appliances in the Laundry .

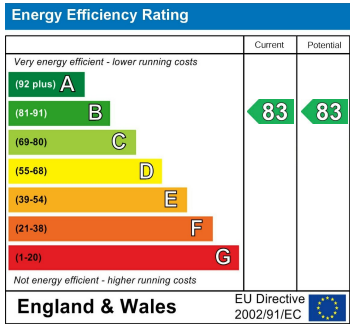
LEASEHOLD

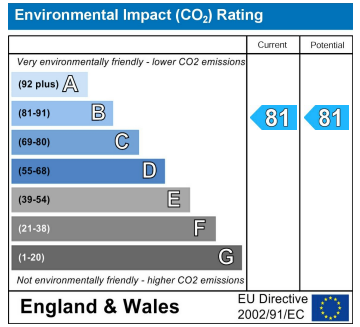
Ground Rent £495 p.a
Lease 125 Years from 2010





Floor Plan





Total floor area 69.0 sq. m. (743 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

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Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited, 100 Holdenhurst Road,
Bournemouth, Dorset, BH8 8AQ
T: 0345 5564104 - www.mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544