

McCARTHY STONE RESALES

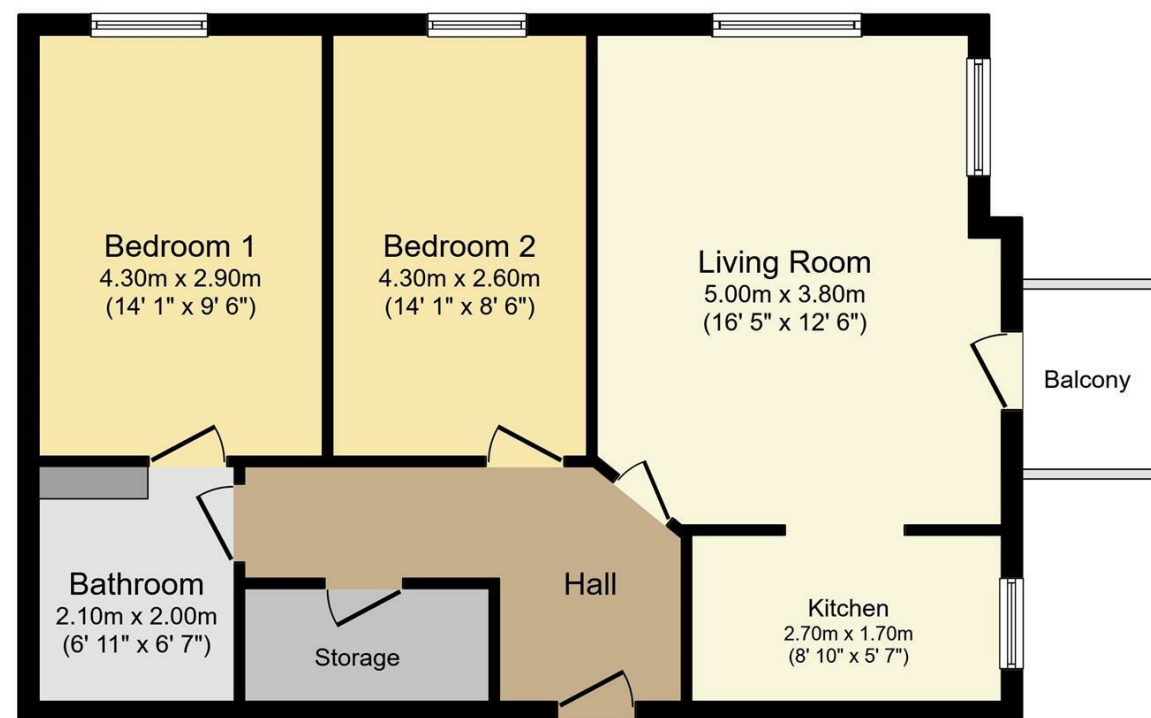
40 RIVERS EDGE COURT OAKLANDS DRIVE, OKEHAMPTON, EX20 1FN



A beautiful two bedroom first floor retirement apartment with a BALCONY
AND RIVER VIEW.

ASKING PRICE £200,000 LEASEHOLD

For further details, please call **0345 556 4104**
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Floor Plan
Floor area 66.0 sq. m. (710 sq. ft.) approx

Total floor area 66.0 sq. m. (710 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property.
The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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). These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



RIVERS EDGE COURT, OAKLANDS DRIVE, OKEHAMPTON

Constructed in early-2010 by award-winning retirement home specialists McCarthy and Stone, Rivers 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. 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 of £25 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 'dip in and out' of activities as they wish. This apartment is located on the first floor and just a short walk from the lift service to all floors. This is a comfortable two-bedroom apartment having a spacious living room with a westerly facing balcony enjoying River views. There is a well fitted kitchen complete with integrated appliances and a modern bath room with a separate shower cubicle.



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, walk-in boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water. There is also a concealed 'Vent Axia' heat exchange unit providing an economic heat recovery system utilising the hot air generated within the property, filtering and recirculating this back into the principle rooms.

LOUNGE

An extremely welcoming room with a dual aspect including two double-glazed windows and a French door and matching side-panel opening onto a pleasant balcony with views to the River and the surrounded wooded landscape. There is a contemporary-styled focal point fireplace with an inset electric fire, electric panel heater and a feature glazed panelled sliding door to the kitchen.

KITCHEN

With a double-glazed window. There is a range of 'Maple effect' fronted fitted wall and base units with granite effect laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances include; an 'AEG' four-ringed ceramic hob with an extractor hood over, 'Neff' high level single oven 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.



2 BED | £200,000

BEDROOM TWO

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

BATHROOM

Modern white suite comprising of a low-level WC, vanity wash-hand basin with cupboard unit below with mirror, strip light and shaver point, panelled bath and separate shower cubicle with a thermostatically controlled adjustable shower. Fully tiled walls, vinyl flooring, 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.

LEASEHOLD

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

