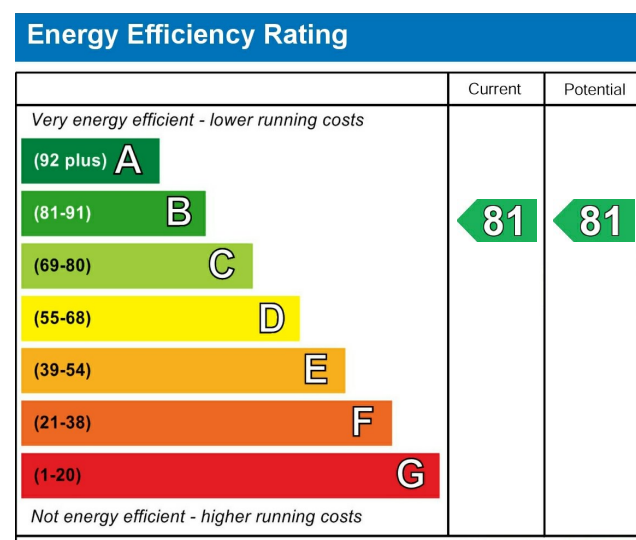
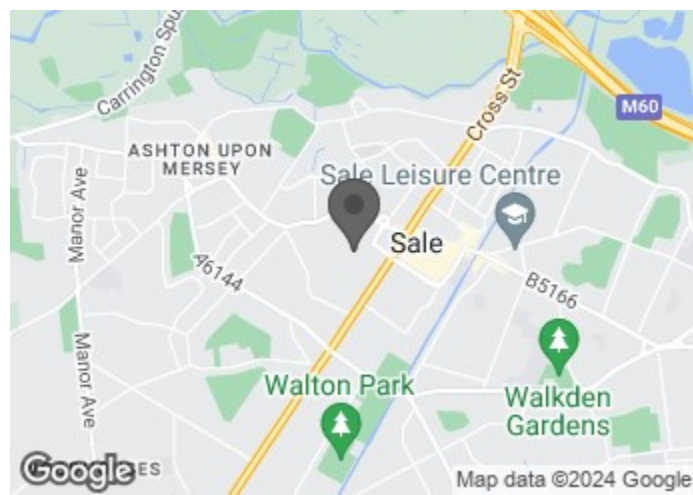


COUNCIL TAX BAND: C



McCARTHY STONE  
RESALES

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McCARTHY STONE  
RESALES

5 MICHAEL COURT  
43 OAKFIELD, SALE, M33 6NG



Discover the comfort of a generously sized ONE BEDROOM GROUND FLOOR ENERGY EFFICIENT APARTMENT situated within the renowned McCARTHY STONE RETIREMENT LIVING DEVELOPMENT designed exclusively for those OVER 60. Conveniently located, just a brief stroll from an array of local amenities in Sale.

ASKING PRICE £175,000 LEASEHOLD

For further details, please call **0345 556 4104**  
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# MICHAEL COURT, OAKFIELD, SALE

## SUMMARY

Michael Court was built by McCarthy Stone - purpose built for retirement living. The development consists of 36 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and call points. The development includes a Homeowners' lounge, laundry room and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

## LOCAL AREA

Michael Court is situated on a leafy residential location on Oakfield, Sale. Michael Court has been carefully designed to provide the very best in comfort and convenience. The development is located around 100 meters from Washway Road and the main shopping area , medical and dental centres that lie beyond, together with being close to public transport (MetroLink) and the region’s motorway networks, providing access into Manchester City centre and the surrounding Cheshire countryside. Sale is linked to the main waterway networks in the North West by the famous Bridgewater Canal on its route to Manchester from the mines at Worsley. The canal is one of the main attractions to Sale as it runs through the very heart of the town creating a waterside plaza with an Arts Centre and various restaurants offering a pleasant, relaxed environment. Nearby Sale Waterpark provides a Nature Reserve, water-sports, fishing and large areas of paths and woods for walking or cycling.

## ENTRANCE HALL

The entrance hall, accessible through a front door equipped with a spy hole, serves as the gateway to this secure living space. Here, the 24-hour Tunstall

emergency response pull cord system is conveniently situated, providing a quick and reliable means of assistance. The hall is thoughtfully equipped with illuminated light switches, a smoke detector, an apartment security door entry system featuring an intercom, and an additional emergency pull cord.

Adding to the practicality, a walk-in storage cupboard/airing cupboard is seamlessly incorporated into the hallway, offering valuable storage space. From the hall, separate doors lead to the bedroom, lounge, and bathroom, ensuring a well-organised and accessible layout.

## RECEPTION ROOM

A generously proportioned room exuding charm with its distinctive fireplace, serving as a captivating focal point. Complete with TV and telephone points, two ceiling lights, fitted carpets, and elevated electric power sockets, this space is both functional and stylish. A partially glazed door seamlessly connects to a separate kitchen, while a patio door opens to a delightful patio area, offering a tranquil view of the communal gardens.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap beneath a window looking onto the communal gardens. Built-in oven, hob with extractor hood. Under pelmet lighting.

## PRINCIPAL BEDROOM

Expansive and well-lit, the room features a window that frames picturesque views of the garden. A practical yet elegant touch is the double mirror-fronted built-in wardrobe. The ambiance is enhanced by ceiling lights, and the room is equipped with a TV and phone point, along with thoughtfully raised electric power sockets.

# 1 BED | £175,000

## BATHROOM

The fully tiled bathroom is meticulously appointed with a suite that includes a walk-in shower, WC, a sleek vanity unit with a sink, complemented by a mirror positioned above. For added comfort, an electric heated towel rail is thoughtfully integrated into the space, ensuring a luxurious and functional bathing experience.

## SERVICE CHARGE

- House Manager
- 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 license, but does include the cost of your water rates. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,744.76 per annum (for financial year end 31st March 2024)

## CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

Permits are available on a first come, first served basis. Please check with the House Manager on site for availability. The fee is £250 per annum.

## LEASE INFORMATION

Lease Length: 125 years from 2011  
Ground rent: £425 per annum  
Ground rent review: Jan 2026  
Managed by: McCarthy and Stone Management Services  
It is a condition of purchase that all residents must meet the age requirements of 60 years.

