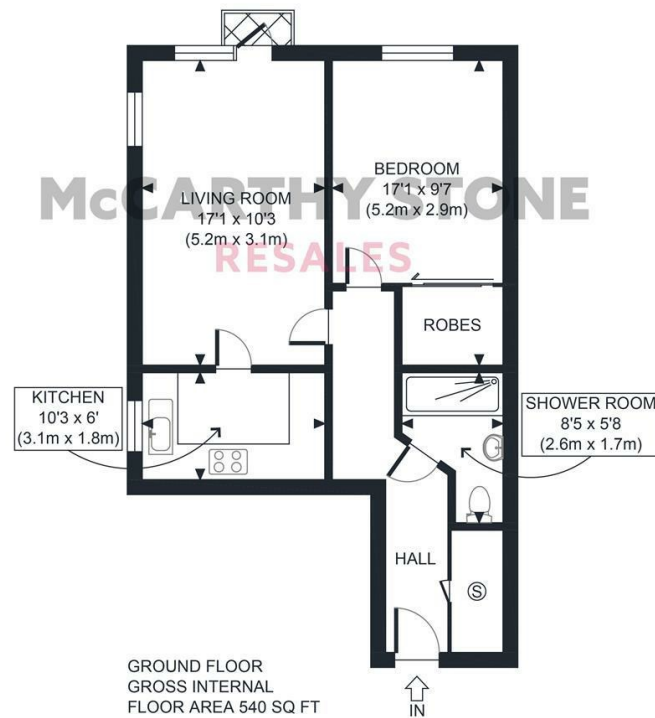


McCARTHY STONE RESALES

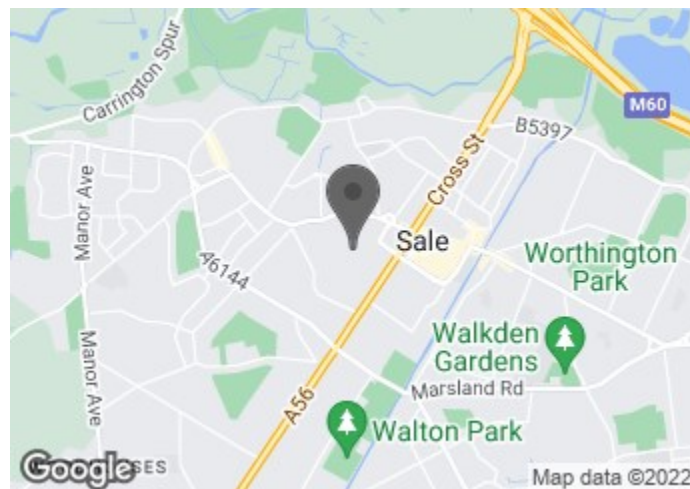
3 MICHAEL COURT 43 OAKFIELD, SALE, M33 6NG



APPROX. GROSS INTERNAL FLOOR AREA 540 SQ FT / 50 SQM	Michael Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 09/12/21
	photoplan



COUNCIL TAX BAND:



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

McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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.



A ONE BEDROOM GROUND FLOOR APARTMENT with PATIO in this popular McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. NO CHAIN. A short walk away from a wide range of local amenities in Sale.

ASKING PRICE £189,950 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

MICHAEL COURT, OAKFIELD, SALE

1 BED | £189,950

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 with call points in the bathroom. 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.

THE APARTMENT

The apartment is located on the ground floor in a quiet corner of the complex, having little or no footfall from other residents or visitors. The patio provides easy

access to the car park, has a sunny aspect, and is ideal to watch the world go by.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Off the hallway is a walk-in storage cupboard/airing cupboard with further doors leading to the bedroom, lounge and bathroom.

LOUNGE

A dual aspect room with feature fireplace which creates an attractive focal point for the room. French door leads onto a small patio which allows easy car park access, with additional side window also offering more natural light. The room has TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed double door leads onto a separate kitchen.

KITCHEN

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

BEDROOM

Spacious double bedroom with window. Double mirror fronted built-in wardrobe. Ceiling lights, TV and phone point with raised electric power sockets.

BATHROOM

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above and an electric heated towel rail.

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: £2,378.18 pa (for financial year ending 04/23)

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

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 60 years.

