



Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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20 Oak Grange

Bradburns Lane, Northwich, CW8 1TG

PRICE
REDUCED



PRICE REDUCTION

Asking price £355,000 Leasehold

A WELL PRESENTED TWO BEDROOM / 2 BATHROOM FIRST FLOOR APARTMENT with a WALK OUT BALCONY overlooking the COMMUNAL GARDENS. A CAR PARKING SPACE is also INCLUDED. OAK GRANGE is a much sought after age exclusive MCCARTHY STONE DEVELOPMENT for the OVER 60'S in the HEART of the delightful village of HARTFORD.

Call us on 0345 556 4104 to find out more.

Bradburns Lane, Hartford, Northwich

PRICE
REDUCED

Oak Grange

Oak Grange is purpose built by McCarthy & Stone for retirement living, the development consists of 35 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

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

Local Area

Located on Bradburns Lane off Chester Road, Oak Grange is within walking distance of Hartford village which has a traditional feel with independent butcher, baker, pharmacy florist and restaurants.

Hartford has two shopping parades, the larger one being on Chester Road and a smaller parade of shops on School Lane. There are direct bus services from Hartford to the larger towns of Northwich and Chester and the bus stop is close to the development. Hartford railway station is situated on the A559 approximately 2 miles from the town centre of Northwich which provides services to Winsford, Crewe, Stafford, Liverpool and Birmingham and the village also benefits from being close to the regional motorway network.



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Entrance Hallway

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with washer dryer. Further storage cupboard housing the meters. Illuminated light switches, smoke detector, apartment security door entry system with intercom and an Appello 24 hour emergency call system located in the hall. Doors lead to the lounge, bedrooms and shower room.

Living Room

A spacious lounge with the benefit of a French door to a walk out balcony with pleasant outlook and with ample space for a small dining table and modern feature fire surround with a raised Living flame electric fire. TV and telephone points and ceiling light, fitted carpets, raised electric power sockets. Oak effect door with clear glass panels leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with a range white high gloss finish low and eye level units and drawers with laminate surfaces. Under pelmet lighting. Stainless steel sink with mono lever tap, drainer and window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge/freezer. and dishwasher. Tiled floor.

Master Bedroom

Generous double bedroom with double window. Door off leads onto a walk in wardrobe housing shelving and hanging rails. Further fitted Hammond wardrobes and fitted drawer units underneath window have been added by the owner. Ceiling lights, TV and telephone point, fitted carpets and raised electric power sockets.

En-suite

Partially tiled and with tiled flooring, the fitted suite

2 Bed | £355,000

comprises of a walk-in double shower with glass screen, adjustable shower head and hand rail, a low level WC, vanity unit with sink and illuminated mirror above, wall mounted heated towel rail and emergency pull-cord.

Bedroom two

A good sized double bedroom, ceiling lights, TV and telephone point, fitted carpets and raised electric power sockets.

Bathroom

Tiled and fitted with modern suite comprising of a walk-in shower with glass screen, low level WC, vanity unit with sink and mirror above and heated towel rail.

Service charge details

- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £5,122.77 per annum (for financial year end 30/06/2026)

Lease Information

Leasehold

Lease Length: 999 years from 2017

Ground rent: £495 per annum

Managed by: McCarthy and Stone Management Services

Parking Space Included

The property owns an allocated parking space.

Additional Information and Services

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



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