

PRICE REDUCTION



McCarthy & Stone
RESALES



27 Oak Grange Bradburns Lane, Northwich, CW8 1TG
Asking price £290,000

LEASEHOLD

For further details
please call 0345 556 4104

27 Oak Grange Bradburns Lane, Northwich, CW8 1TG

A WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT with JULIET BALCONY situated within a MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. Lovely location in the heart of Hartford Village.

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.

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

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response intercom system

is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with washer dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and shower room.

Living room

A spacious south facing living room which has ample space for dining and enjoys a Juliet balcony. There are TV and telephone points, three ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads into the separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern white high gloss wall and base units and drawers with granite effect work surfaces. Stainless steel sink with mono lever tap, drainer and window above which overlooks communal grounds. Raised level built-in oven, ceramic hob with extractor hood over and fitted integrated fridge/freezer, under counter lighting, ceiling lights and tiled flooring.

Bedroom

Generously sized double bedroom with window overlooking communal grounds. A door leads into a walk-in wardrobe housing shelving and hanging rails. There are ceiling lights, TV and telephone points, fitted carpets and raised electric power sockets. Another door leads to the en-suite.

En-suite

Partially tiled and with tiled flooring, the fitted suite 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

Double second bedroom which could be used for dining or as a second lounge/snug. Central ceiling lights, TV and telephone point, fitted carpets and raised electric power sockets.

Shower Room

Fully tiled and fitted with suite comprising walk-in double shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above, emergency response pull cord and wall mounted heater.

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

Leasehold Information

Lease length: 999 years from 2017

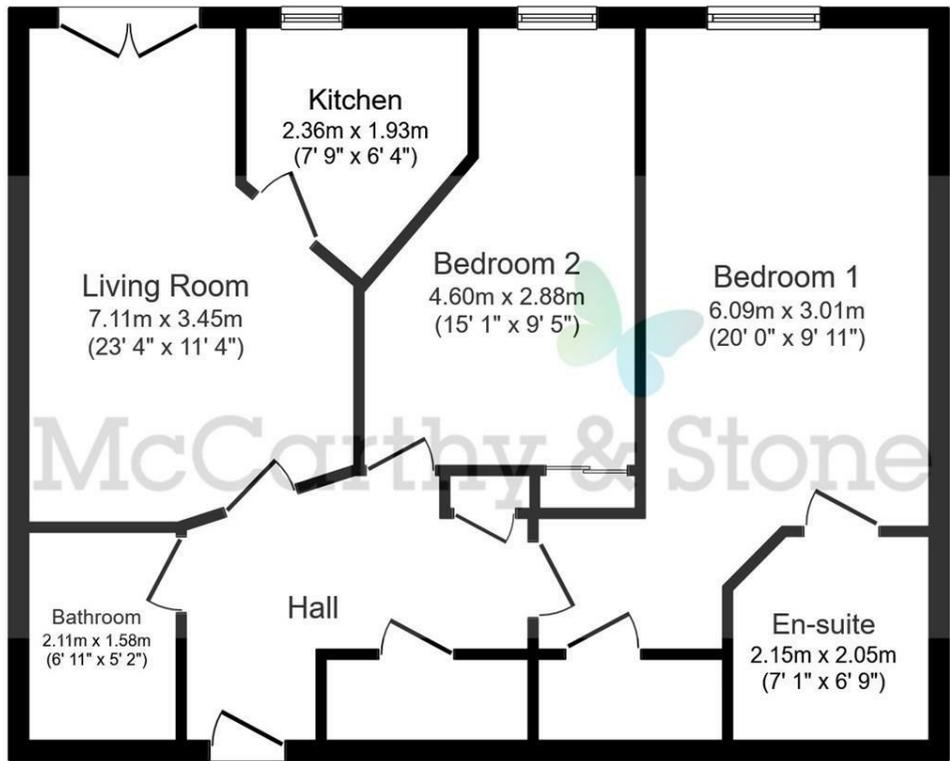
Ground rent: £495 per annum

Managed by: McCarthy and Stone Management Services

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







Floor Plan

Total floor area 71.0 sq. m. (764 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	86	86
England & Wales	EU Directive 2002/91/EC	

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.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

