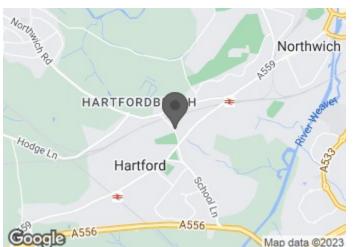


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8550123/GSM

COUNCIL TAX BAND: C



			Current	Potentia
Very energy efficient	- lower running o	costs		
(92 plus) A			60	06
(81-91) B			89	89
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)		F		
(1-20)		G		

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 contingency fee is payable to the Landlord to be held in 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 APPROVED CODE be subject to contract terms.





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

McCARTHY STONE

RESALES

8 OAK GRANGE

BRADBURNS LANE, HARTFORD, CW8 1TG







A ONE BEDROOM GROUND FLOOR APARTMENT with PATIO and OWN ALLOCATED PARKING SPACE. Oak Grange is a sought after age exclusive MCCARTHY STONE DEVELOPMENT for the OVER 60'S in the HEART of the delightful village of HARTFORD.

ASKING PRICE £250,000 LEASEHOLD

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

OAK GRANGE, BRADBURNS LANE, HARTFORD

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, pharmacy, newsagents, florists and restaurants.

There are direct bus services from Hartford to the larger towns of Northwich and Chester and the bus stop is located close to the development.

Greenbank and Hartford railway stations are situated on the A559 from Northwich town Centre, Greenbank provides services to Manchester, Knutsford and Altrincham, Hartford provides services to Liverpool, Crewe, Birmingham and London.

The village also benefits from being close to the regional motorway network.

APARTMENT

Ground floor retirement apartment presented to a high standard in the prestigious Oak Grange development. The property boasts a walk out patio and southerly aspect and comes with all light fittings, carpets and curtains/blinds where fitted.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall. From the hallway there is a small cupboard that houses the electric meter and main telephone point, a door leads to a walk-in storage/airing cupboard with washer dryer. Illuminated light switches, smoke detector and apartment security door entry system are located in the hallway. Doors lead to the lounge, bedroom and shower.

LOUNGE

A spacious lounge with the benefit of a french door leading onto a patio area with southerly aspect toward the tennis courts. There is ample space for dining and a feature fireplace with inset fire which acts as an attractive focal point. TV and telephone points and two ceiling lights, 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.

BEDROOM

Generous bedroom with window. Door leads onto a





1 BED | £250,000

walk in wardrobe housing shelving and hanging rails. Ceiling lights, TV and telephone point, fitted carpets and raised electric power sockets.

SHOWER ROOM

Tiled and fitted with suite comprising walk-in triple width shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above and wall mounted heater. An emergency pull cord is also located here.

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.

Service charge £3,101.04 per annum (for financial year end 30th June 2024)

LEASEHOLD INFORMATION

Lease Length: 999 years from 2017 Ground rent: £425 per annum Ground rent review: Jan-32

Managed by: McCarthy and Stone Management

Services

CAR PARKING SPACE

The property owns an allocated parking space.







