

22 Rivers Edge Court

Oaklands Drive, Okehampton, EX20 1FN

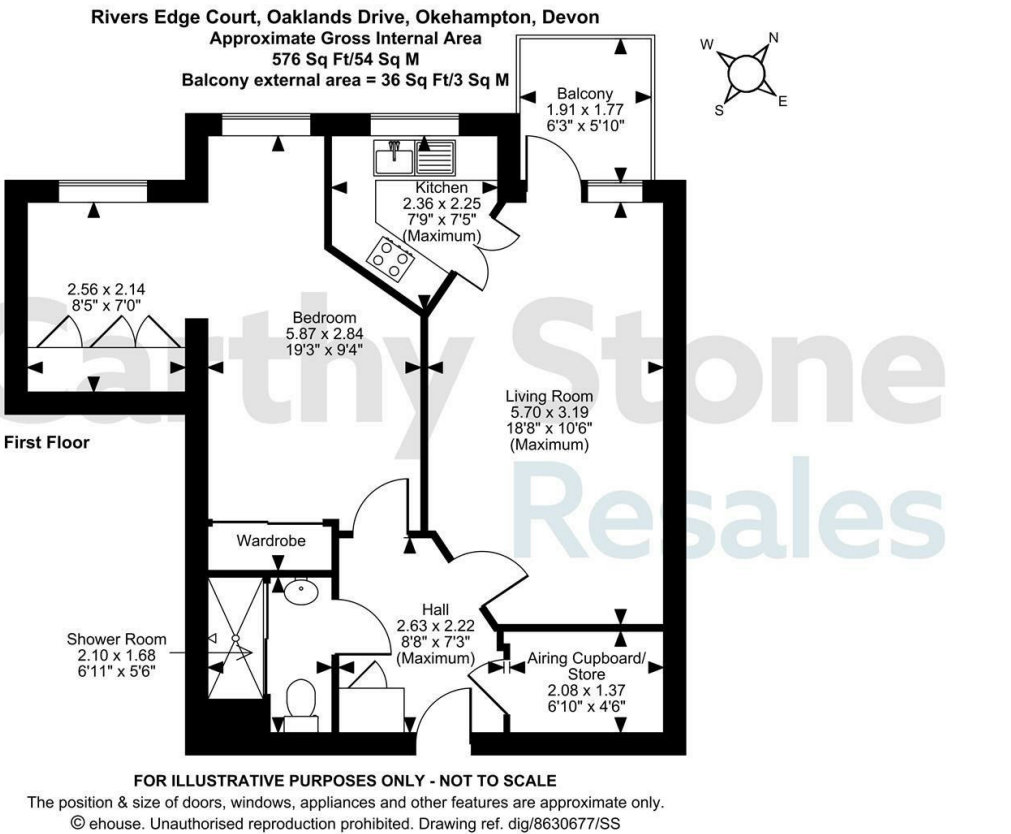


Asking price £167,500 Leasehold

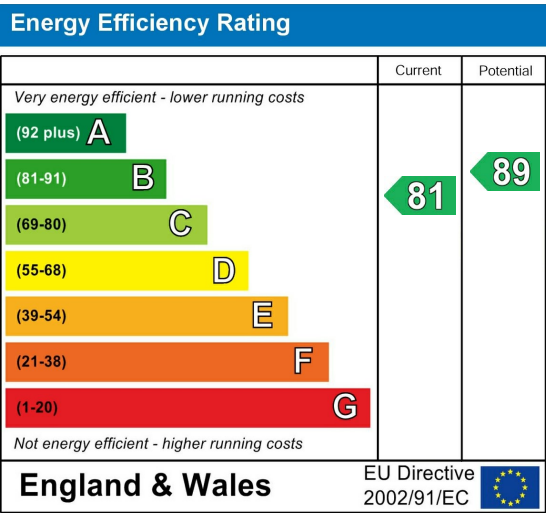
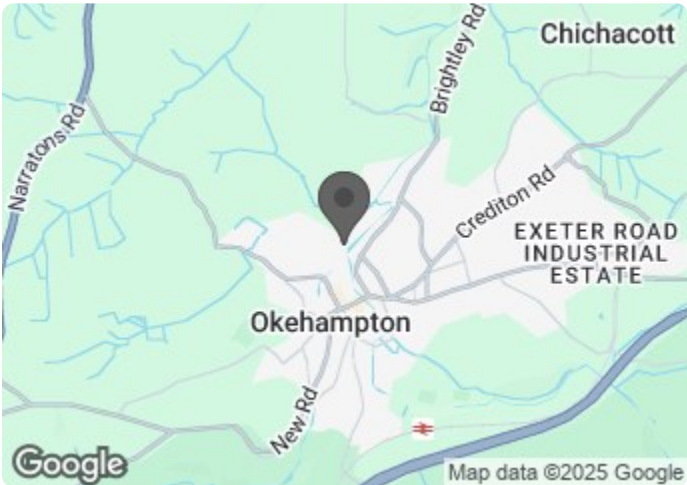
Located on the first floor, this well presented retirement apartment has access out on to a pretty balcony with a Westerly aspect looking out over the front of the development, and a separate dressing area/office off the double bedroom.  
\*Energy Efficient\* \*Pet Friendly\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



Council Tax Band: B



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# Rivers Edge Court, Oaklands Drive, Okehampton

**Rivers Edge Court**  
Constructed in early-2010 by award-winning retirement home specialists McCarthy and Stone, Rivers Edge Court is a ‘Retirement Living’ development providing an exceptional quality-of-lifestyle opportunity for the over 60’s and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager.

Rivers Edge Court enjoys excellent communal facilities including a homeowner’s lounge, laundry, scooter store and landscaped gardens. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

It’s so easy to make new friends and to lead a busy and fulfilled life at Rivers Edge Court; there are always plenty of regular activities to choose from including; regular coffee mornings, knitting group and organised coach trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can, of course, remain as private or involved as they wish.

**The Local Area**  
As the development name implies it is in a tranquil Riverside setting adjacent to the River Okement with mature trees and shrubs around. We have previously described the development as 'unique' to reflect a location that in so many way feels quite rural but in reality is only a few minutes walk from a Waitrose supermarket with Okehampton High Street, it's cafes, banks, pubs, restaurants, two further supermarkets and two independent shopping arcades just a further short flat walk away.

**Entrance Hall**  
With a solid entrance door with spy-hole, security intercom system. Emergency pull cord, very large store/airing cupboard with shelving housing the Gledhill boiler supplying domestic hot water and the ‘Vent Axia’ heat exchange unit. Further shallow cupboard with consumer unit.

**Living Room**  
A really welcoming room with double-glazed French door opening onto a West facing balcony that overlooks the front of the development. Glazed double doors lead to the kitchen.



**Kitchen**  
With a double-glazed window with a pleasant outlook. Range of ‘Maple effect’ fitted wall and base units with granite effect laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with extractor hood over, waist-height oven and concealed fridge and freezer. Extensively tiled splash-backs.

**Double Bedroom**  
A bright and spacious bedroom with a built in mirrored wardrobe with plenty of hanging space and shelving. A really useful separate area is accessed off the bedroom with further built in wardrobes and window, this could be used as a dressing room or office.

**Shower Room**  
Modern white suite comprising; shower cubicle, WC, vanity wash-hand basin with cupboard unit below, mirror, strip light and shaver point over. Fully tiled walls, electric heated towel rail, electric wall heater and emergency pull cord.

**Parking**  
Private car parking is available with a yearly permit at an annual charge of around £250 per annum (subject to availability)

**Additional Information & Services**

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

**Service Charge**  
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates



## 1 Bed | £167,500

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: £2,535.83 per annum (for financial year ending 28/02/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

**Lease**  
Lease: 125 Years from 1st June 2010  
Ground rent: £425 per annum  
Ground rent review: 1st June 2025

**Moving Made Easy**  
Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

