



McCarthy & Stone
RESALES



10 Rivers Edge Court Oaklands Drive, Okehampton, EX20 1FN
Asking price £229,950 Leasehold

For further details
please call 0345 556 4104

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A RIVER VIEW TWO BEDROOM RETIREMENT APARTMENT close to the amenities of Okehampton town centre

Introduction:

A slice of the countryside with the convenience of excellent facilities 'on the doorstep' and town centre less than half a mile away. This is a perfect combination of tranquil riverside setting and a vibrant market town location. This river view, two bedroom, garden apartment enjoys a small terrace. Located on the ground floor, the apartment is obviously within easy access to the excellent communal facilities of the development. This is a rather spacious apartment with living room having the river outlook and French door to terrace, a modern kitchen with a host of integrated appliances, two excellent bedrooms and a well-equipped bathroom. The apartment has a rural feel yet the development is under a quarter of a mile distance to a Waitrose supermarket.

Constructed in early 2010 by award-winning retirement home specialists McCarthy and Stone, River's Edge Court is a 'Retirement Living' development providing a 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 who oversees the smooth running of the development. As the development name implies, it is in a tranquil riverside setting adjacent to the River Okement with mature trees and shrubs around, yet unbelievably only around half a mile from Okehampton High Street and even closer to a Waitrose supermarket and other more immediate facilities. The property enjoys excellent communal facilities including a homeowners' lounge, laundry, scooter store and landscaped gardens. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at River's Edge Court; there are always plenty of regular activities to choose, typically including: regular coffee mornings, knitting group, yoga, mah-jong, French group, and organised coach trips among others. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities or remain as private as they wish.

PROPERTY TO SELL? TALK TO US ABOUT PART-EXCHANGE.

Hallway:

A spacious hallway with a solid entrance door with spy-hole. Sophisticated security intercom system, emergency pull cord, electric panel heater. Large cloaks cupboard with shelving, light and hanging rail also houses the Vent Axia unit and a further walk-in store / airing cupboard with light and shelving houses the Gledhill boiler. A panelled door leads to the living room.

Living Room:

Having a French door and matching side-panel, opening onto a very pleasant covered terrace adjoining the development gardens, with a wonderful rural outlook over the River Okement and the surrounding wooded landscape with its abundance of wildlife. Electric panel heater, focal-point fireplace with inset electric fire. Glazed-panelled double doors lead to the kitchen.

Kitchen:

With a double-glazed window overlooking the riverbank. Range of 'Maple effect' fronted 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 an extractor hood over, waist-level oven and concealed fridge and freezer. Extensively tiled splash-backs, vinyl floor covering.

Bedroom One:

A double bedroom with a double-glazed picture window enjoying an outlook to the river. Electric panel heater, built-in wardrobe with hanging space, shelving.

Bedroom Two:

Extending into a useful recess, with a double-glazed window enjoying a riverside view and an electric panel heater. Currently used as a dining room.

Bathroom:

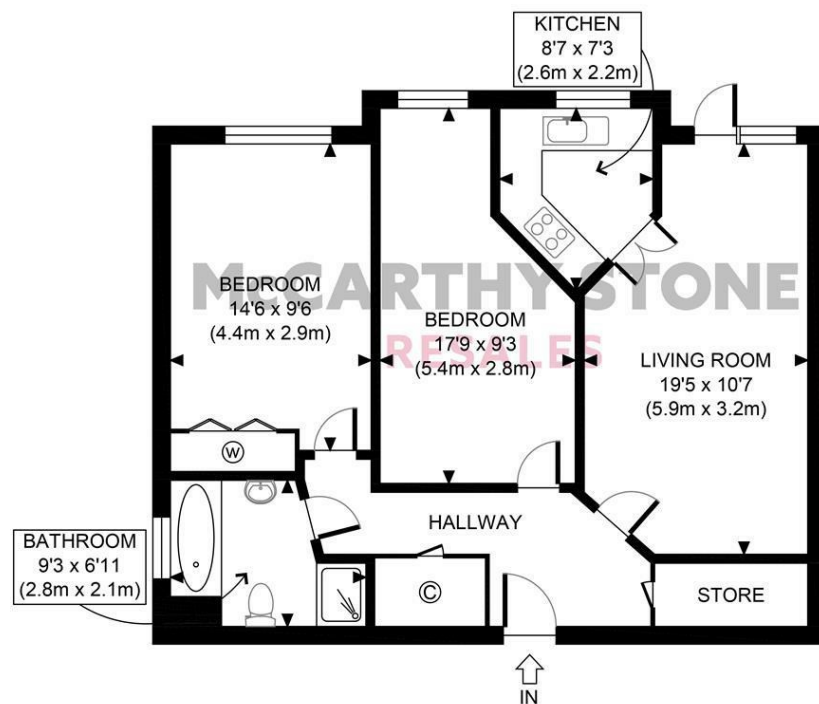
Modern white suite comprising: a low-level WC, vanity wash-basin with cupboard below and mirror, strip light and shaver point over, panelled bath and a separate shower cubicle with glazed enclosure. Electric heated towel rail, electric wall heater, emergency pull cord. Fully tiled walls and vinyl flooring.

Lease Detail:

Lease Length: 125 years from 2010
Ground Rent: £ 495pa







GROSS INTERNAL
FLOOR AREA 711 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 711 SQ FT / 66 SQM 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	Rivers Edge Court
	date 25/05/21
	photoplan



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		
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

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