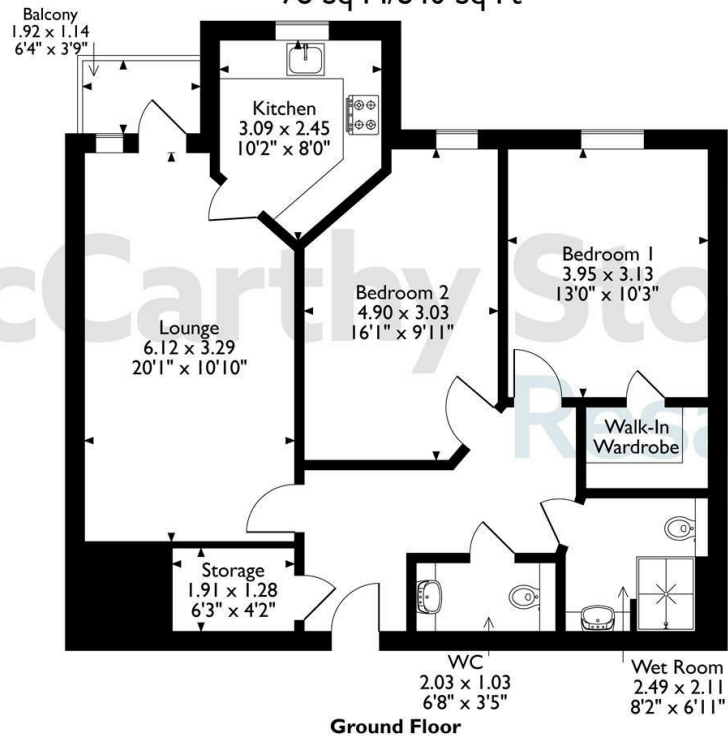


33 Oakhill Place, High View, Bedford
Approximate Gross Internal Area
78 Sq M/840 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

33 Oakhill Place

High View, Bedford, MK41 8FB



Asking price £295,000 Leasehold

WELL PRESENTED first floor apartment with with easy access to the lift. Sunny SOUTH WEST aspect and outlook towards the SIDE GARDENS. Benefitting from a WALK OUT BALCONY in the lounge, TWO DOUBLE BEDROOMS, WET ROOM and GUEST CLOAKROOM.

The retirement living plus development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, on site restaurant and communal lounge where SOCIAL EVENTS take place as well as 24/7 staffing and domestic assistance.

Call us on 0345 556 4104 to find out more.

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

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. Details regarding any common charges 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 that 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 be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Oakhill Place, High View, Bedford, Bedfordshire, MK41 8FB

Oakhill Place
Oakhill Place is a McCarthy and Stone Retirement Living Plus development and is the perfect place to enjoy your retirement. Residents can enjoy everything the development has to offer, including the private homeowners’ lounge, landscaped gardens, Bistro, serving freshly prepared meals, drinks and snacks daily and on-site car park, Family and friends are more than welcome to stay over in the guest suite at a modest charge, subject to availability. The apartment is equipped with modern fixtures and fittings, energy efficient heating and raised height electrical sockets. For complete peace of mind, the development is completely secure, with intruder alarms, a camera entry system and fire detection equipment. There is also a 24-hour emergency call system. The Estate Manager and team provide on site cover 24 hours a day, 365 days a year. Mobility is never an issue, with lifts to take you to all floors. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Local Area
The complex is situated in the beautiful town of Bedford. Bedford and its surrounding area is a lovely place to live. It's one of England's smallest counties, but is within close proximity to hotspots such as Oxford, Cambridge and London. Bedford is particularly known for its beautiful riverside setting, boasting views of the River Great Ouse, and the remains of the town's medieval castle, Bedford Castle Mound. The town has plenty of things to do and is a short bus journey from Oakhill Place. For those who like sports, there are several different clubs you can support, including cricket, rowing and rugby. There are lots of restaurants, cafes and shops, and three theatres where you can see everything from exhibitions to live comedy shows. Local markets are held regularly.

Entrance Hall
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 airing cupboard/storage area and an additional store cupboard Smoke detector, security door entry system with intercom. Doors lead to the lounge, bedrooms, wet room and guest cloakroom.

Lounge
A bright and airy, south west facing lounge with the benefit of a French door leading to a balcony large enough to house a bistro set and enjoy with views over communal gardens. There's ample room for a dining table.TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised height power points.



Kitchen
Modern fitted kitchen with a range of low and eye level units, drawers, and cupboards. Stainless steel sink with mono lever tap and drainer sits beneath an electronically opening south west facing window. Eye level oven, ceramic hob, cooker hood and integral fridge/freezer. Ceiling spot lights, ceramic floor tiles.

Master Bedroom
Good size bedroom with a south west facing window with garden outlook. Walk-in wardrobe providing plenty of storage, hanging rails and shelving. TV and phone point, ceiling light and raised height power points.

Bedroom Two
Double second bedroom which could also be used for hobbies, study or dining room, sunny south west facing outlook with window providing garden views. Ceiling light and raised height power points.

Wet Room
Modern fitted suite with walk-in wet room style shower. WC. Vanity unit with inset wash basin and mixer tap and illuminated mirror over. Heated towel rail. Ceiling spotlights, slip resistant flooring.

Guest Cloakroom
Modern, tiled suite comprising; WC, Vanity Unit with inset wash basin and mirror over. Ceiling spotlights, heated towel rail, floor tiling.

Car Parking
The apartment comes complete with a car parking space 'TT', situated at the front of the building.

Service charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas



2 Bed | £295,000

- Buildings insurance, water and sewerage rates

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 Estate Manager.

Annual Service charge: £13,637.98 for financial year ending 31/03/2026.

Ask about our free entitlements service to find out what benefits you may be entitled to.

Lease Information
Lease: 999 years from June 2019
Ground rent: £510 per annum
Ground rent review: June 2034

Moving Made Easy & Additional Information
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.
 - 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

