



McCarthy & Stone
RESALES



32 Oaktree Court Addlestone Park, Addlestone, KT15 1SY
Asking price £160,000 LEASEHOLD

For further details
please call 0345 556 4104

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A ONE BEDROOM THIRD FLOOR RETIREMENT APARTMENT

SUMMARY

Oaktree Court was designed for Retirement Living and provides a lift to all floors, communal facilities include a fully equipped laundry room, guest suite, mobility scooter bay, Homeowners lounge and landscaped gardens. The camera door entry system ensures peace of mind and the 24 hour emergency call system is provided by a personal pendant with call points in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty. Local bus services are within walking distance and approximately half a mile to the train station. The main shopping area in Addlestone includes a cinema, library, hotel, gym, banks, chemist, hairdressers, a variety of retail units, supermarkets such as Waitrose and Tesco Extra, restaurants, doctors and dentist.

Oaktree Court has recently undergone a major refurbishment to the communal areas benefitting from a new, lighter paint scheme, new carpets and new furniture in the homeowners lounge. The entrance to the development has also been upgraded with a newly installed electronic entry system making life for the homeowners easier and adding to the security.

Victory Park and Addlestone Bowling Club are under half a mile away, ideal for green space walks, also within the park are tennis courts.

It is a condition of purchase that all Residents meet the age requirement of 65 Years.

ENTRANCE HALL

Front door with spy hole leads to a large entrance hall where the 24 hour Tunstall emergency response pull cord system is situated. From the hallway there is a door to a walk-in storage and airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system, intercom and emergency pull cord. Doors lead to the bedroom, living room and bathroom.

LIVING ROOM

A very well presented spacious lounge with feature fire surround and electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Electric panel heating. Partially glazed double doors lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with modern cupboards and work tops. Stainless steel sink with chrome mixer tap. Features include fitted electric oven, ceramic hob with extractor over, tiled splash backs and fitted fridge/freezer.

BEDROOM

Spacious double bedroom with fitted wardrobes and mirrored doors. Ceiling lights, panel heating, raised power points, TV and telephone points.

BATHROOM

Fully tiled and fitted with a white suite comprising of panel enclosed bath with a wall mounted shower attachment with glass screen and grab rails. WC, vanity unit with sink and mirror above, heated towel rail and emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

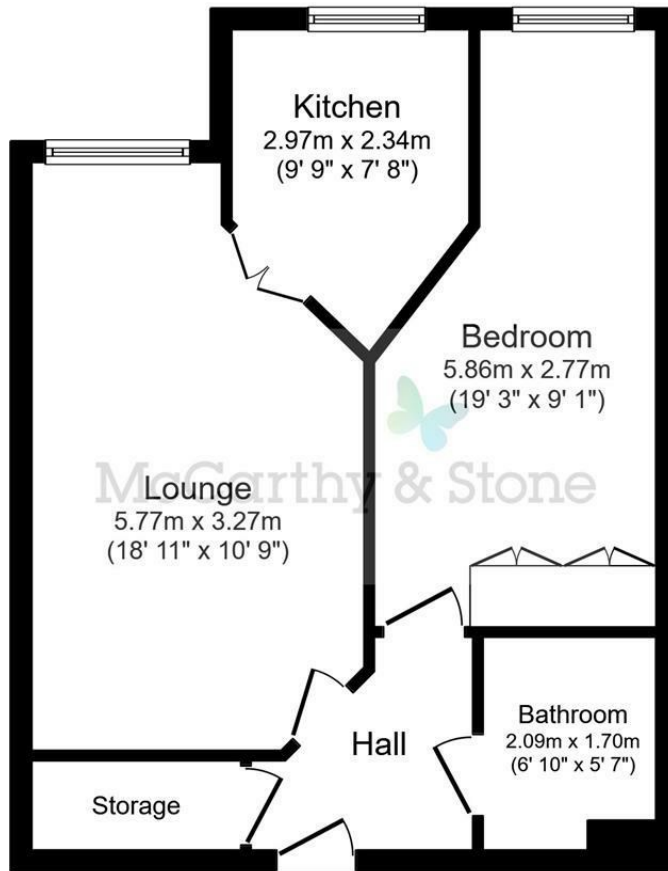
LEASE

Lease 125 years from 2008

Ground rent : £495.00 per annum







Floor Plan

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			
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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