

# PRICE REDUCTION



McCarthy & Stone  
RESALES



22 Michael Court 43 Oakfield, Sale, M33 6NG  
Asking price £175,000 LEASEHOLD

For further details  
please call 0345 556 4104



## 22 Michael Court 43 Oakfield, Sale, M33 6NG

With NO ONWARD CHAIN - A SPACIOUS - newly decorated in almond white - ONE BEDROOM APARTMENT on the SECOND FLOOR of a popular McCARTHY AND STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. CONVENIENTLY LOCATED CLOSE TO SHOPS and LOCAL AMENITIES.

### Summary

Michael Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 36 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

### Local Area

Michael Court is situated on a leafy residential location on Oakfield, Sale. Michael Court has been carefully designed to provide the very best in comfort and convenience. The development is located around 100 meters from Washway Road and the main shopping area, medical and dental centres that lie beyond, together with being close to public transport (MetroLink) and the region's motorway networks, providing access into Manchester City centre and the surrounding Cheshire countryside. Sale is linked to the main waterway networks in the North West by the famous Bridgewater Canal on its route to Manchester from the mines at Worsley. The canal is one of the main attractions to Sale as it runs through the very heart of the town creating a waterside plaza with an Arts Centre and various restaurants offering a pleasant, relaxed environment. Nearby Sale Waterpark provides a Nature Reserve, water-sports, fishing and large areas of paths and woods for walking or cycling.

### The apartment

Freshly decorated in a very pleasant almond white and with some new floor coverings combine to make this apartment feel fresh and new. Light and airy with sunny aspect.

### Entrance Hall

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

### Lounge

A spacious room with feature electric fire which creates an attractive focal point for the room. The large window helps promote a light and airy feel to the lounge. TV and telephone points. Two ceiling lights. Newly fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

### Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood. Fridge freezer. Under pelmet lighting.

### Bedroom One

Spacious with window. Double mirror fronted wardrobe. Ceiling lights, TV and phone point.

### Bathroom

Fully tiled and fitted with suite comprising of walk-in double shower, WC, vanity unit with sink and mirror above and an electric heated towel rail.

### 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, 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.

### Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Lease Information

Lease Length: 125 years from 2011

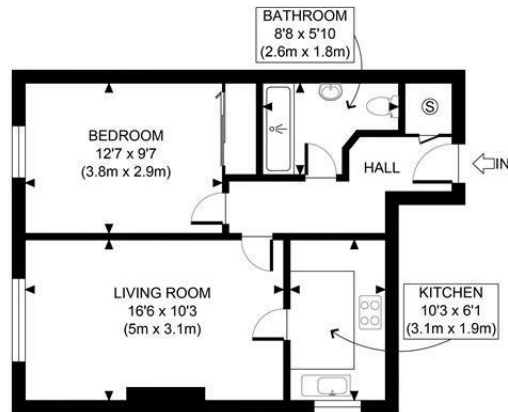
Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services  
It is a condition of purchase that all residents must meet the age requirements of 60 years.









GROSS INTERNAL FLOOR AREA 495 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 495 SQ FT / 46 SQM	Michael Court M33
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	date 14/12/20
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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](mailto:resales@mccarthyandstone.co.uk)

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