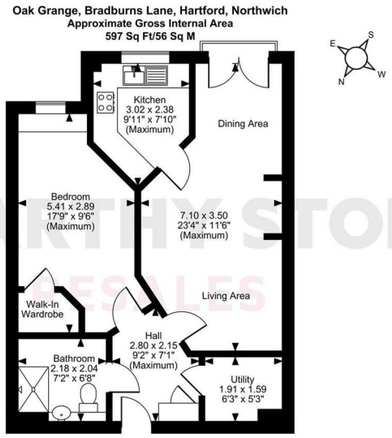
Excellent

Trustpilot

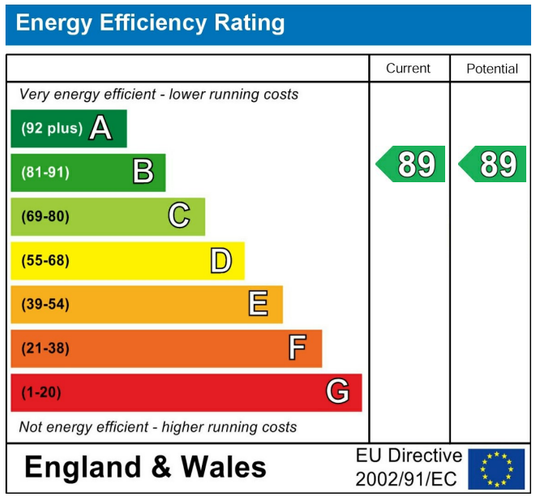
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Registered in England and Wales No. 10716544

The Property Ombudsman







22 Oak Grange

Bradburns Lane, Hartford, CW8 1TG

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 22 Oak Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £225,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom first floor apartment with Juliet balcony
- Allocated Car Parking Space included
- Homeowners social Lounge
- House Manager
- Mobility Scooter room with charging points
- 24-Hour Careline
- Landscaped Gardens
- Camera Door Entry System
- Guest Suite for friends and family
- Call McCarthy Stone Resales to arrange a viewing 0345 556 4104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

22 Oak Grange, Hartford

1 | 1 | Offers in the region of £225,000

Oak Grange
Oak Grange is a purpose-built retirement development by McCarthy & Stone, offering 35 one- and two-bedroom apartments for the over-60s.

Residents can enjoy independent living with the reassurance of a House Manager on hand during office hours, together with a range of security and support features. These include a 24-hour emergency call system for added peace of mind and a camera door-entry system linked to the television, allowing residents to see who is calling before opening the door.

The service charge also covers a range of communal and maintenance costs, including external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security, and the energy costs associated with the homeowners' lounge, kitchen facilities and other communal areas.

It is a condition of purchase that all residents meet the minimum age requirement of 60 years.

Ideally located on Bradburns Lane, just off Chester Road, Oak Grange is within walking distance of Hartford village, which has a traditional village feel and offers a range of local amenities, including an independent butcher, pharmacy, newsagent, florist and restaurants.

Hartford also benefits from regular bus services to the larger towns of Northwich and Chester, with a bus stop conveniently located close to the development.

For rail connections, both Greenbank and Hartford railway stations are situated on the A559. Greenbank provides services towards Manchester, Knutsford and Altrincham, while Hartford offers services towards Liverpool, Crewe, Birmingham and London.

The development is also conveniently located for access to the regional motorway network, making it well placed for travelling further afield.

Property Overview
This immaculate one-bedroom, first-floor apartment enjoys a desirable south-east-facing position, with a bright and spacious lounge featuring a Juliet balcony overlooking the tennis courts. The accommodation also includes a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe, a contemporary shower room and a spacious utility room with a washer-dryer.

Ideally situated close to the communal staircase and within easy walking distance of the communal lift.

Social Lifestyle
The Communal Lounge is at the heart of the community at Oak Grange and is where the majority of social gatherings take place. Regular activities include; coffee mornings, carpet bowls, bridge, bingo, movie nights and a meal and a quiz night. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Oak Grange is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge (RL)
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

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: £3,545.64 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information
Lease Length: 999 years from 2017
Ground rent: £425 per annum
Ground rent review: Jan-32
Managed by: McCarthy and Stone Management Services

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.

• 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.

Car Parking Space
The property owns an allocated parking space.













