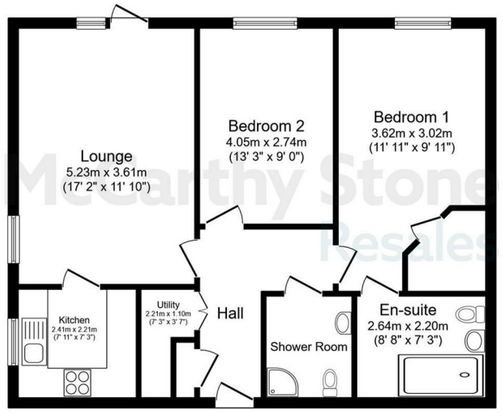
Excellent

Trustpilot

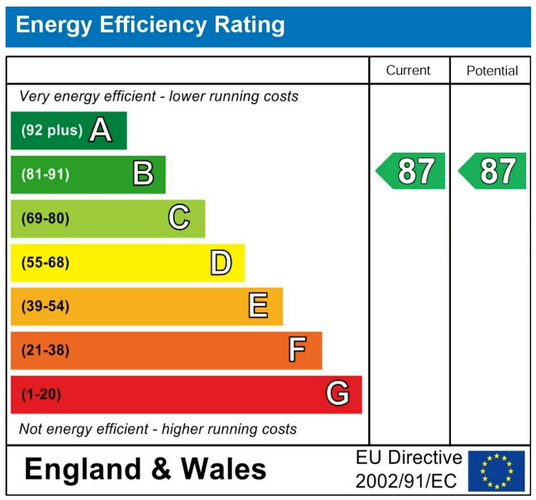
McCarthy & Stone
Resales.



Total floor area 72.2 sq.m. (777 sq.ft.) approx

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). Powered by www.focalagent.com





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







7 Oak Grange

Bradburns Lane, Northwich, CW8 1TG

2 2 Council Tax Band: D

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 7 Oak Grange could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £355,000
Leasehold

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

Why you'll love living here:

- Two-bedroom ground-floor apartment, featuring a spacious dual-aspect lounge with French doors opening directly onto a private patio area.
- Resident's Lounge
- House Manager
- Guest Suite
- Security door entry system & 24-hour careline
- Landscaped Gardens
- Lift to all floors
- Part-Exchange Option available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

7 Oak Grange, Northwich

2 | 2 | Asking price £355,000

Oak Grange
Oak Grange is purpose built by McCarthy & Stone for retirement living, the development consists of 35 one and two-bedroom retirement apartments for the over 60s. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.
There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

Local Area
Located on Bradburns Lane off Chester Road, Oak Grange is within walking distance of Hartford village which has a traditional feel with independent butcher, baker, pharmacy florist and restaurants.
Hartford has two shopping parades, the larger one being on Chester Road and a smaller parade of shops on School Lane. There are direct bus services from Hartford to the larger towns of Northwich and Chester and the bus stop is close to the development. Hartford railway station is situated on the A559 approximately 2 miles from the town centre of Northwich which provides services to Winsford, Crewe, Stafford, Liverpool and Birmingham and the village also benefits from being close to the regional motorway network.

Entrance Hallway
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 storage cupboard/airing cupboard with washer dryer. Further storage cupboard housing the meters. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and shower room.

Living Room
A spacious and beautifully bright dual-aspect lounge, featuring a large window incorporating a French door that opens directly onto the patio area. An additional side window allows an abundance of natural light in. The generous proportions provide ample space for both lounge and dining areas, while a decorative electric fire with attractive surround creates a welcoming focal point. An oak-effect door with clear glazed panels leads through to the separate kitchen

Kitchen
Fully fitted kitchen with a range white high gloss finish low and eye level units and drawers. Stainless steel sink with mono lever tap and drainer sits below the window. Built-in oven, four ring ceramic hob with extractor hood and fitted integrated fridge/freezer.

Master Bedroom
Generous double bedroom with window providing side gardens. Door leads onto a walk in wardrobe housing shelving and hanging rails. Further door leads to an en-suite.

Ensuite
Fully tiled and fitted with suite comprising a triple shower cubicle with glass door and hand rail, low level WC, vanity unit with sink and mirror above and wall mounted towel rail.

Bedroom Two
Double second bedroom which could be used for dining or hobby / study room.

Shower Room
Fully tiled and fitted with suite comprising a shower cubicle with glass door and hand rail, low level WC, vanity unit with sink and mirror above and wall mounted towel rail.

Service charge details
- House Manager
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service charge £5,318.51 for the financial year ending 30/06/2027.

Lease Information
Lease: 999 years from 1st Jan 2017
Ground rent: £495 per annum
Ground rent review: 1st Jan 2032
Managed by: McCarthy and Stone Management Services
Council: Cheshire West & Chester. Band: D

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













