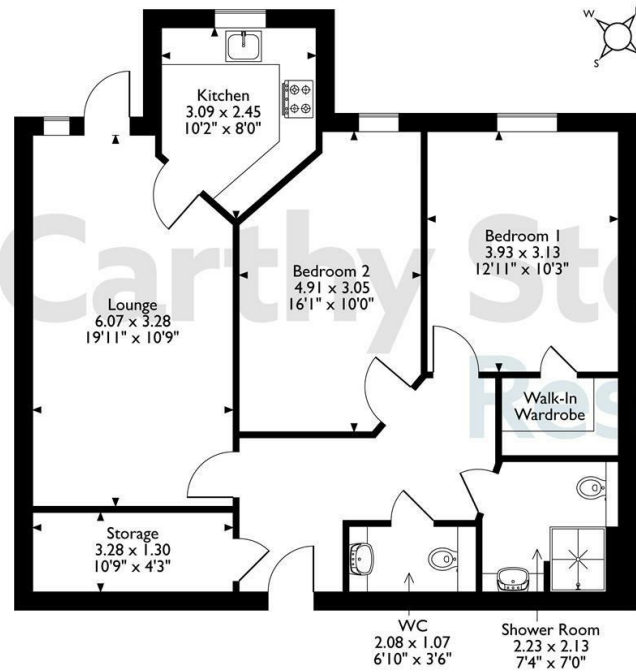


2 Oakhill Place, High View, Bedford
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



Ground Floor

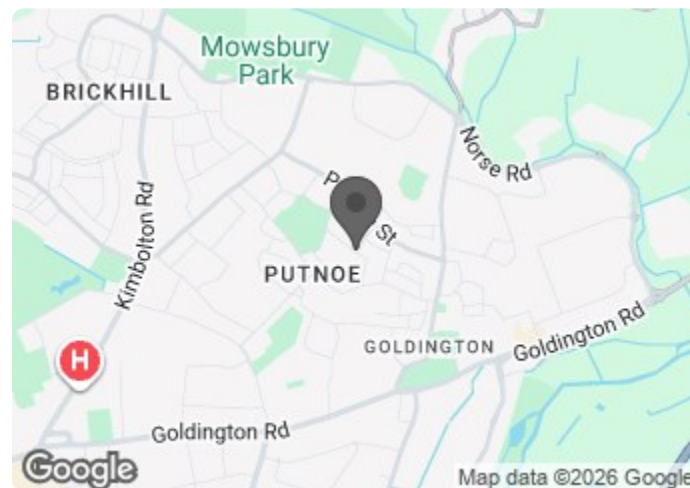
The position & size of doors, windows, appliances and other features are approximate only.
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2 Oakhill Place

High View, Bedford, MK41 8FB



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	80
(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	

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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
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Offers in the region of £299,975 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF OAKHILL PLACE - BOOK NOW!
A beautifully presented TWO BEDROOM GROUND FLOOR APARTMENT with a sunny WEST FACING aspect and PATIO AREA WITH GARDEN OUTLOOK. Other features include a modern kitchen with BUILT IN APPLIANCES, two double bedrooms and a CONTEMPORARY shower room completes this lovely apartment.
Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

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

2 Bed | £299,975

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.

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.

Apartment Overview

Beautifully presented apartment conveniently located on the ground floor close to the reception area, with easy access to residents communal areas. The laundry room, refuse room, mobility scooter storage, Bistro, lounge and gardens can all be easily accessed for the future owner's convenience.

The apartment further benefits from independent radiators in each room and a 'Ventaxia' system which circulates clean air through the apartment.

Entrance Hall

Front door with spy hole leads to the unusually large entrance hall which could easily accommodate a desk and chair for use as a study area. The 24-hour emergency response pull cord system is situated in the hall and a wrist pendant is also included. From the hallway there is a door to a walk-in storage room. Smoke detector, security door entry system with intercom. Doors lead to the living room, bedrooms, shower room and guest cloakroom.

Living Room

A bright and generously proportioned living room, benefitting from a west facing large window incorporating a French door leading to the garden facing patio area. There's ample room for a dining table. TV and telephone points, Sky/Sky+ connection point and two ceiling lights.

Kitchen

Modern fitted kitchen with a range of low and eye level units, drawers, and cupboards. The west facing window with garden outlook sits above the stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood. Integral fridge/freezer and dishwasher. Ceiling spot lights, under-cabinet lights, electrically controlled window, ceramic floor tiles.

Bedroom

A large bedroom with a west facing window and garden outlook. Door leads into a walk-in wardrobe with automatic light, providing plenty of storage, hanging rails and shelving. TV and phone point and ceiling light. Emergency pull cord.

Bedroom Two

Spacious second bedroom which could be used for dining or a hobby / study room with window also providing garden outlook and west facing aspect. Emergency pull cord.

Shower Room

Full wet room with slip-resistant flooring, tiled walls and fitted with suite comprising of level access shower with hand-rail and curtain, low level WC, vanity storage unit with wash basin and mirror above. Emergency pull cord. Electric heated towel rail and central ceiling light.

Guest Cloakroom

Situated off the hall perfect for guests, WC and wash basin with mirror above. Emergency pull cord.

Lease Information

Lease: 999 years from 1st June 2019

Ground rent: £435 per annum.

Ground rent review: 1st June 2034

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
- 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: £14,550.33 for financial year ending 31/03/2027.

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 to that can assist with service charges or living costs.
 - 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

