



## Flat 20 Oaktree Court George Street NN16 0AW Asking Price £95,000

Experience Comfort and Peace of Mind at Oaktree Court

Step into this well maintained one-bedroom ground floor flat, nestled within the secure and welcoming Oaktree Court sheltered community. The accommodation features brand new carpets in the living room and hall, a contemporary shower room with a walk-in shower and seat, modern PVC double glazing, an efficient water heater, and electric heating including a modern Dimplex Quantum night storage heater in the living room. This flat is unusual since it has a door leading directly from the living room to the communal gardens. The area immediately outside the flat has been lovingly maintained by the previous owner but it is not part of the premises being sold. There is communal on site car parking for residents.

Perfectly positioned in the heart of town, this immaculate apartment offers a short, level stroll to the picturesque Heritage Quarter. Enjoy effortless access to the Parish Church, library, inviting cafés, renowned restaurants, traditional pubs, and a variety of local shops.

With no onward chain, this delightful home is ready for you to move in and start enjoying all the benefits of comfortable and secure living in a very convenient area.

**Tenure: Leasehold**  
**Energy Rating: C**  
**Council Tax Band: B**

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## Leasehold Information

125 years from 1st January 1991. Ground rent: £1pa if requested. Service charge 2025/2026: £226.37pcm from 1st April 2025. The flat owners are in the process of taking over the management of Oaktree Court. Please ask for details of covenants and any other charges that may be applicable. The agents will be pleased to provide copies of the title deeds, lease and service charges upon request together with the latest information in respect of the residents self management scheme.

## General Information

Oaktree Court is a welcoming community of 57 flats, set across two blocks, for residents aged 55 and over. There's a great range of shared facilities to enjoy, including resident parking, well-kept gardens, a residents lounge with kitchen and adjoining cloakroom, plus a guest bedroom that can be booked in advance. It's ideal if you'd like the option of getting involved—while still keeping your independence, with the amenities there whenever you choose to use them.

Each flat is equipped with emergency pull cords in every room, connected to a central management system. Water rates are included in the service charge.

A detailed service charge schedule is available upon request. This schedule covers communal expenses and includes provision for a scheme manager. Currently, there has not been an on-site part-time scheme manager for some time. Once residents take over management of the scheme, they will decide whether to appoint a scheme manager or potentially reduce service charge costs accordingly.

## White Goods

The following freestanding appliances in the kitchen are available: Fridge, freezer and washing machine



GROUND FLOOR FLAT WITH DIRECT ACCESS TO GARDENS

TOTAL FLOOR AREA: 459 sq.ft. (42.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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	

- Ground floor flat - Prime town centre location, close to shops and amenities
- Modern shower room with walk-in shower and seat
- Direct access from living room to communal gardens
- Secure, age-exclusive community (55 plus). All rooms with emergency pull cords
- Communal on-site parking and guest bedroom available for visitors
- No onward chain — ready to move-in and enjoy



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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