

31 Tumbling Bay Court

Henry Road, Oxford, Oxfordshire, OX2 0PE



**PRICE: Offers in Excess of
£110,000**

Lease: 125 years from 1990

Property Description:

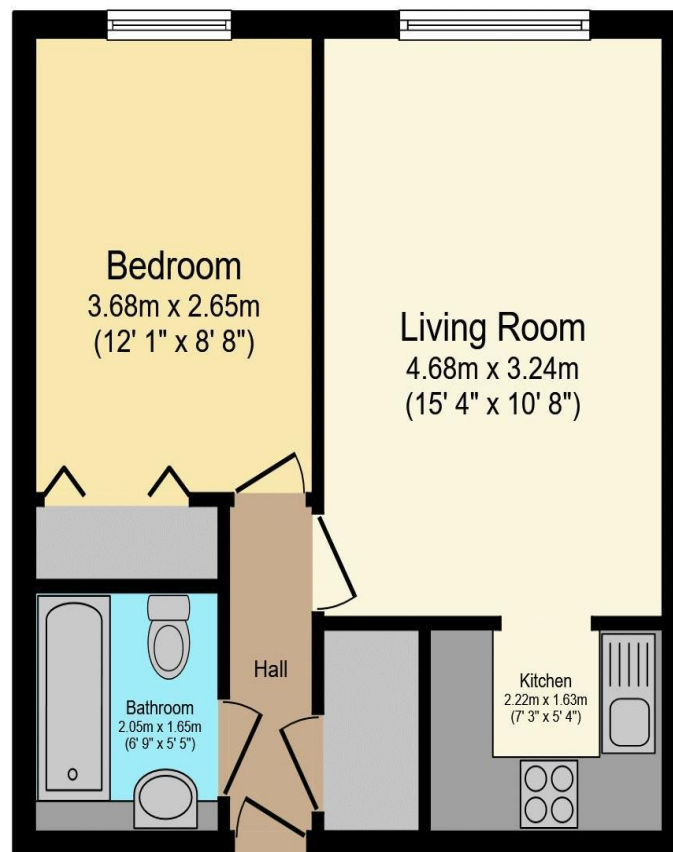
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR

Tumbling Bay Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 60 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Development Features:

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Double glazed windows
- Minimum Age 60
- Guest Suite and Lift to all floors
- Development Manager
- Communal Gardens
- Lease 125 years from 1990

Floorplan:



Total floor area 38.4 m² (413 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).
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Retirement Homeseach, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomeseach.co.uk

Retirement Homeseach Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



Rooms Description:

Interior Photos:

ACCOMMODATION

Front door leads to the

ENTRANCE HALL

Emergency intercom. Security door entry system. Electric heater. Smoke Alarm. Ceiling Light. Door to airing cupboard housing hot water system and fuse board.

LIVING ROOM

Electric heater. Power points. TV aerial point. Emergency pull cord. Telephone point.

KITCHEN

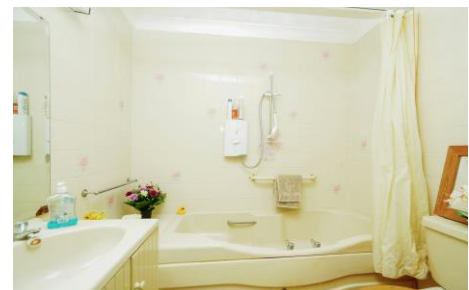
Wall and floor cupboards. Stainless steel sink unit. Work tops. Built in oven and separate hob with extractor over.

BEDROOM

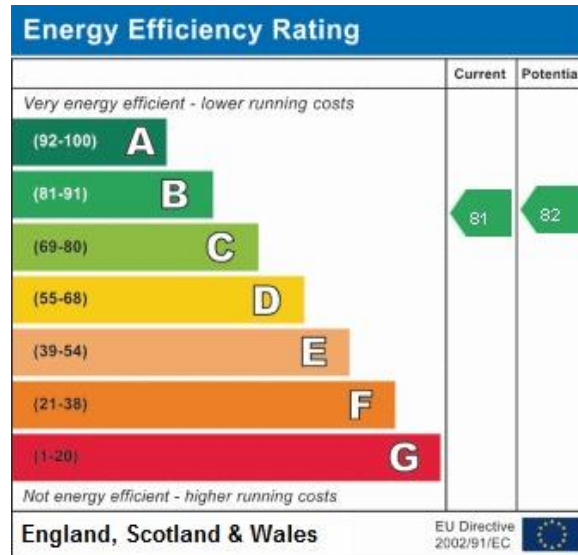
Built in double wardrobe with hanging rail and shelf over. Storage heater, emergency pull cord. Wall light fittings.

BATHROOM

Tiled and fitted with suite comprising bath with emergency pull cord, hand rail and electric shower over; vanity unit; low level WC. Extractor fan. Wall mounted electric heater. Shaver socket. Towel rail.



Energy Performance Certificate:



For Financial Year Ending: 31/08/2024

Annual Ground Rent: **£407.91**

Ground Rent Period Review: **Next Uplift 2034**

Annual Service Charge: **£2,370.10**

Council Tax Band: **C**

Event Fees: **1% Transfer 1% Contingency**

For more details or to make an appointment to view, please contact

Millie & Carla



📞 01425 632291 ✉️ millie.carla@retirementhomesearch.co.uk

Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.

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