



**GASCOIGNE
HALMAN**

APT 52 ST. ANDREWS COURT, QUEENS ROAD, HALE,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APT 52 ST. ANDREWS COURT, QUEENS ROAD, HALE, ALTRINCHAM

£90,000

A well-presented, purpose built, first floor retirement apartment in a highly desirable residential location close to Hale Village. Living room, fitted kitchen, double bedroom and shower room. Residential parking and attractive communal gardens. NO ONWARD CHAIN





An attractive and comfortably appointed, first floor retirement apartment. The property is approached via a long driveway and through a secure protected door operated by an entry phone within the apartment. Once inside the apartment the main living room has an opening to a fitted kitchen area. There is a spacious double bedroom with fitted wardrobes and fully tiled shower room with a large double width, walk in, shower cubicle. St Andrews Court stands in its own beautifully tended landscaped gardens with ample residents parking to the front. The apartment also has the use of communal areas including dining room, large living room/library and laundry room.

DIRECTIONS

From our Hale office travel along Ashley Road turning left onto Westgate. Travel up Westgate to the top of the road, turning right at the T-junction onto Broomfield Lane. At the Hale Road junction proceed straight over Hale Road onto Queens Road. The property will be found a short distance along on the right hand side.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

LOCAL AUTHORITY

Trafford Borough Council. Tax Band B. Amount payable for 2024/2025 is £1532.90

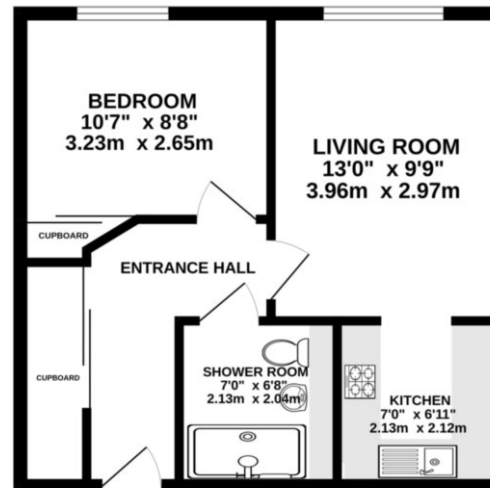
TENURE

Leasehold with an original lease of 125 years dating back to 1988. There is a service charge payable, which for this year amounts to £2365.80. Subject to solicitors verification.

POSTCODE

WA15 9JF

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 407 sq.ft. (37.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Planagon 12/2014

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HALE OFFICE

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