



## 34 ST ANDREWS COURT QUEENS ROAD | HALE

£170,000

**NO ONWARD CHAIN:** A superb first floor retirement apartment ideally positioned with views over the tree lined communal grounds. The accommodation briefly comprises secure communal entrance hall, residents lounge, lift and staircase to all floors, private entrance hall with storage and cloaks cupboard, L-shaped sitting/dining room, modern fitted kitchen, two bedrooms and shower room/WC. Electric heating and PVCu double glazing. Laundry room, guest suite and House Manager. Resident and visitor parking.

POSTCODE: WA15 9JF

## DESCRIPTION

St Andrews Court is one of the most popular retirement developments in the locality. Positioned approximately mid-way between Hale and Altrincham the location is ideal with local shops in close proximity, in addition to Stamford Park just across the road.

Constructed to a traditional and attractive design St Andrews Court with its individual apartments offers communal facilities with superb residents lounge for functions together with a guest suite and laundry. Within the grounds there is ample resident and visitor parking areas.

A particular feature of this apartment is the first floor position within the development. Being a corner plot with windows on two sides creates a naturally light interior and provides views over the tree lined communal gardens. The accommodation is approached beyond a private entrance hall with provision for storage and the benefit of a separate cloaks cupboard. There is a dual aspect sitting/dining room with the focal point of a period style fireplace surround and the modern fitted kitchen features a range of integrated appliances. The excellent primary bedroom has the added advantage of fitted wardrobes alongside a further bedroom and shower room/WC.

The grounds are a particular feature which include a delightful ornamental fountain surrounded by well stocked borders and extensive lawned gardens.

Finally the development is secure and with the added benefit of a House Manager and Careline system with pull cords in each of the rooms and communal areas.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Colonnade entrance with enclosed porch and impressive reception area with residents lounge to one side plus lift and staircase to the upper floors.

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

Panelled front door. Mirror fronted store cupboards. Mirror fronted cloaks cupboard. Video entry system. Coved cornice. Electric radiator.

#### SITTING/DINING ROOM

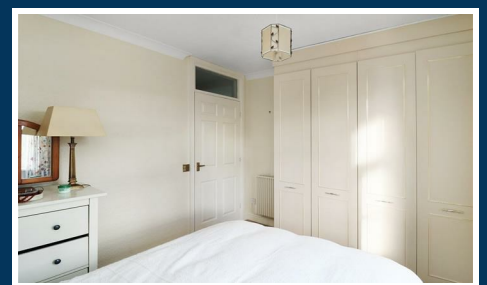
**20'7" x 10'1" (6.27m x 3.07m)**

With ample space for living and dining suites. Period style fireplace surround with marble effect insert and hearth. Three PVCu double glazed windows. Coved cornice. TV/FM/SAT point. Telephone point. Two electric radiators. Archway to:

#### KITCHEN

**7'3" x 6'1" (2.21m x 1.85m)**

Fitted with white wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring ceramic hob with extractor/light above and fridge/freezer. Laminate wood flooring. Recessed LED lighting.



## BEDROOM ONE

10'8" x 9'1" (3.25m x 2.77m)

Four door range of fitted wardrobes containing hanging rails and shelving. TV/FM aerial point. Electric radiator.

## BEDROOM TWO

9'1" x 6'11" (2.77m x 2.11m)

PVCu double glazed window. Coved cornice. Electric heater.

## SHOWER ROOM/WC

6'11" x 6'11" (2.11m x 2.11m)

Vanity wash basin with mixer tap and low-level WC. Enclosure with electric shower. Tiled walls. Recessed LED lighting. Shaver point. Extractor fan. Electric radiator.

## OUTSIDE

Resident and visitor parking areas.

## SERVICES

Mains water, electricity and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## SERVICE CHARGE

We understand the service charge is £225.81 per calendar month (£2,709.72 per annum). This includes cleaning, lighting and maintenance of common parts, maintenance of the lift, buildings and grounds, buildings insurance, remuneration of the House Manager etc. Full details will be provided by our clients Solicitor.

## TENURE

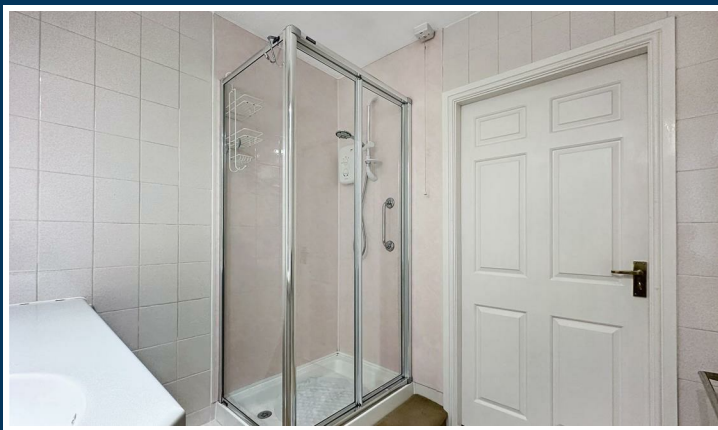
We are informed the property is held on a Leasehold basis for the residue of 125 years from 1st April 1988. This should be verified by your Solicitor.

## COUNCIL TAX

Band C

## NOTE

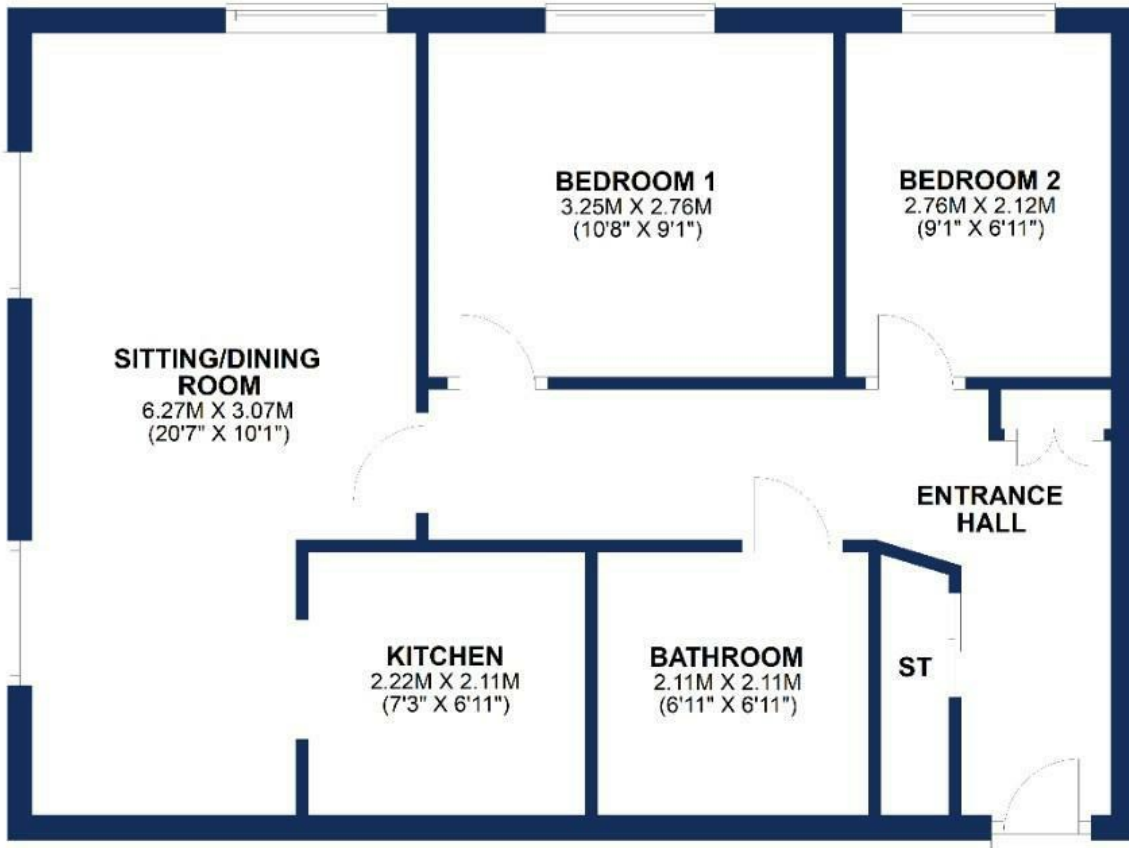
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

## FIRST FLOOR

APPROX. 54.1 SQ. METRES (582.2 SQ. FEET)



TOTAL AREA: APPROX. 54.1 SQ. METRES (582.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



### HALE BARNs

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM