



33 ST ANDREWS COURT QUEENS ROAD | HALE

£85,000

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/cloaks cupboard, sitting/dining room, fitted kitchen, bedroom with fitted furniture and contemporary 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 sought after 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.

The design of the building is timeless and attractive adding to the continued popularity and one of the features is the community within. Communal facilities include a laundry room, superb residents lounge for functions together with a guest suite which can be reserved for visiting relatives and friends. Within the grounds there is also ample resident and visitor parking areas.

The apartment benefits from electric heating and double glazing and from the living space there are tree lined views over the delightful communal gardens. Other features include a lift to all floors, video entry system, audio communication and Careline system direct to the House Manager.

The accommodation is well presented throughout and the entrance hall provides storage with space for hanging coats and jackets. There is an elegant sitting/dining room with the focal point of a period style fireplace surround and archway to the fitted kitchen with integrated appliances. The bedroom is fitted with a range of matching furniture and also overlooks the well maintained grounds. Importantly, the bathroom has been refitted with a contemporary white suite and wide shower enclosure.

In conclusion, a fine apartment, well positioned within the development and available with early possession.

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

Hardwood panelled front door. Built in mirror fronted cloaks/storage cupboard which also houses the insulated hot water cylinder with electric immersion heater. Video entry phone and Careline system. Coved cornice.

SITTING/DINING ROOM

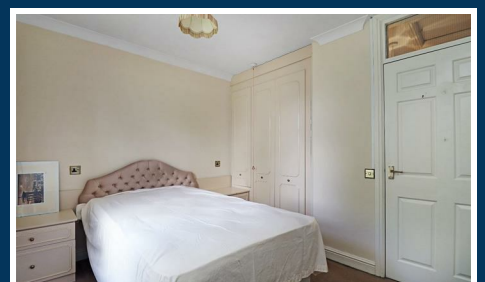
13' x 9'8" (3.96m x 2.95m)

Period style fireplace surround with marble effect insert and hearth and log effect electric fire. PVCu double glazed window. SAT 1&2/TV/FM aerial point. Telephone point. Coved cornice. Electric storage heater. Archway to:

KITCHEN

7'1" x 6'11" (2.16m x 2.11m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Integrated appliances include an electric oven/grill, four ring ceramic hob with canopy extractor/light above and fridge. Tiled walls. Parquet effect flooring.



BEDROOM

11'1" x 8'9" (3.38m x 2.67m)

Fitted wardrobes containing hanging rails and shelving and matching bedside tables. PVCu double glazed window to the rear. Television aerial point. Coved cornice. Electric storage heater.

SHOWER ROOM/WC

7'1" x 7'1" (2.16m x 2.16m)

Fitted with a white/chrome semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Wide tiled corner enclosure with electric shower. Tiled walls. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

Resident and visitor parking areas and communal gardens.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

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.

SERVICE CHARGE

We understand the service charge is approximately £191.00 per calendar month (£2,292.00 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.

COUNCIL TAX

Band B

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. 39.8 SQ. METRES (428.5 SQ. FEET)



TOTAL AREA: APPROX. 39.8 SQ. METRES (428.5 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