



61 ST ANDREWS COURT QUEENS ROAD | HALE

£185,000

A well proportioned and superbly presented second floor apartment ideally positioned with tree lined views over the communal grounds toward Stamford Park. The accommodation briefly comprises secure communal entrance hall, residents lounge, lift and staircase to all floors, private entrance hall with storage cupboard and cloaks closet, superb dual aspect sitting/dining room, Shaker style kitchen with integrated appliances, two bedrooms with fitted furniture and modern shower room/WC. Electric heating and double glazing. Resident and visitor parking areas. Approximately mid way between Hale village and Altrincham town centre.

POSTCODE: WA15 9JG

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 and Stamford Park within close proximity.

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

Situated on the second floor a particular feature of this apartment is the position within the development, as occupying a corner plot with a dual aspect there are commanding views over the communal grounds and also toward Stamford Park. The superbly presented accommodation has been updated over the years and the private entrance hall provides built-in storage and a separate cloaks closet. The naturally light sitting/dining room overlooks the delightful gardens and the adjoining kitchen is fitted with Shaker style units complemented by contrasting work-surfaces and integrated appliances. There are two excellent bedrooms with fitted furniture and the added advantage of surrounding tree lined views. The accommodation is completed by a modern tiled shower room/WC with white suite, chrome fittings and anti-slip flooring.

Electric heating has been installed together with an upgraded energy efficient Santon water heater and PVCu double glazing.

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

Finally the development is secure with the added benefit of a House Manager.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Approached beyond a colonnade and enclosed porch. The reception area is of generous size creating an impressive entrance in a period style with both lift and staircase to the upper floors. To one side is the tastefully furnished residents lounge for functions and other activities.

SECOND FLOOR

PRIVATE ENTRANCE HALL

Panelled hardwood front door. Mirror fronted airing cupboard with shelving and housing the hot water system. Mirror fronted cloaks closet with space for hanging coats and jackets. Video entry phone. Coved cornice. Storage radiator.

LIVING/DINING ROOM

20'8" x 9'8" (6.30m x 2.95m)

An impressive open plan area with ample space for living and dining suites. Two PVCu double glazed windows to the front and one to the side. Coved cornice. TV/FM/SAT point. Two storage radiators. Archway to:

KITCHEN

7'2" x 7'1" (2.18m x 2.16m)

Fitted with a range of Shaker style wall and base units beneath granite effect heat resistant work surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill and four ring ceramic hob with extractor and light above. Space for a fridge/freezer. Extractor fan. Decorative tiled floor.



BEDROOM ONE

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

Fitted with a four door range of wardrobes containing hanging rails and shelving, twin pedestal dressing table and matching bedside cabinets. PVCu double glazed window to the side. Coved cornice. TV/FM point. Wall mounted electric heater.

BEDROOM TWO

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

Fitted wardrobes containing hanging rails and shelving. PVCu double glazed window to the side. Coved cornice. Wall mounted electric heater.

SHOWER ROOM/WC

7'1" x 6'9" (2.16m x 2.06m)

Fitted with a white/chrome semi recessed vanity wash basin with mixer tap and low-level WC. Walk-in shower with water barrier and electric shower. Tiled walls and anti-slip flooring. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

Resident and visitor parking areas.

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 commencing 1st April 1988. This should be verified by your Solicitor.

SERVICE CHARGE

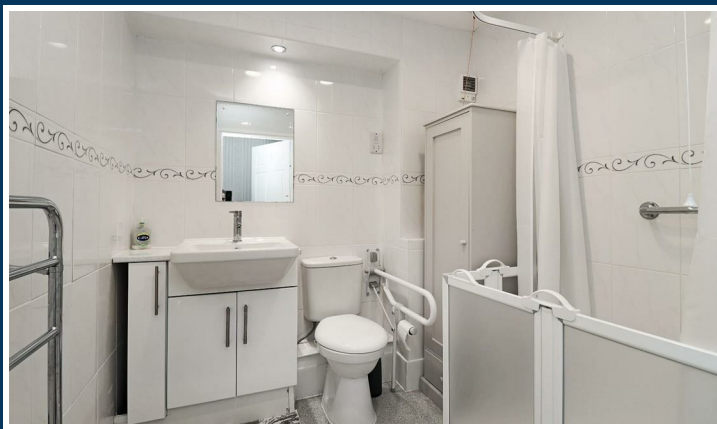
We understand the service charge is approximately £3384.00 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band C

NOTE

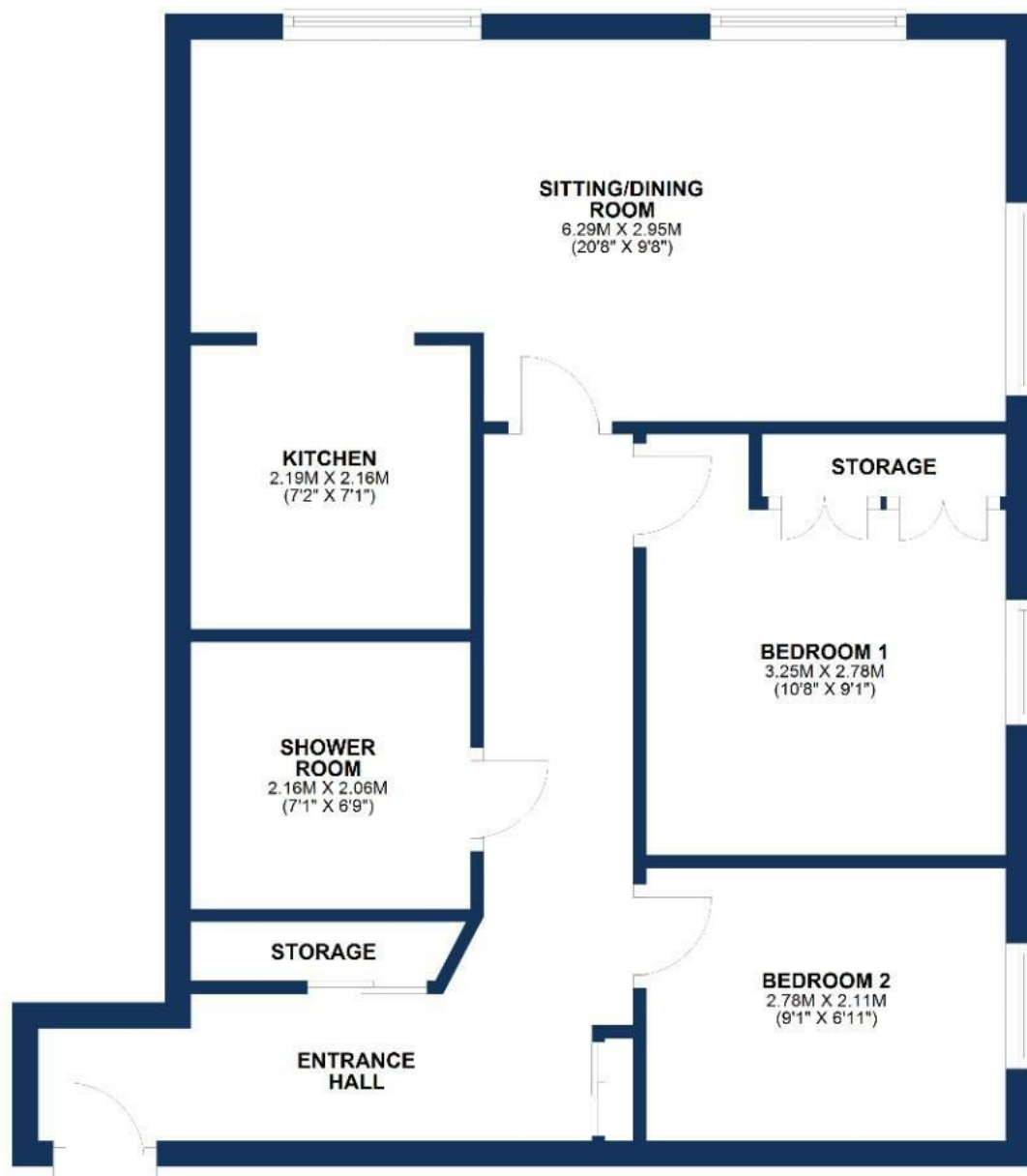
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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SECOND FLOOR

APPROX. 54.5 SQ. METRES (586.7 SQ. FEET)



TOTAL AREA: APPROX. 54.5 SQ. METRES (586.7 SQ. FEET)

Floorplan for illustrative purposes only



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