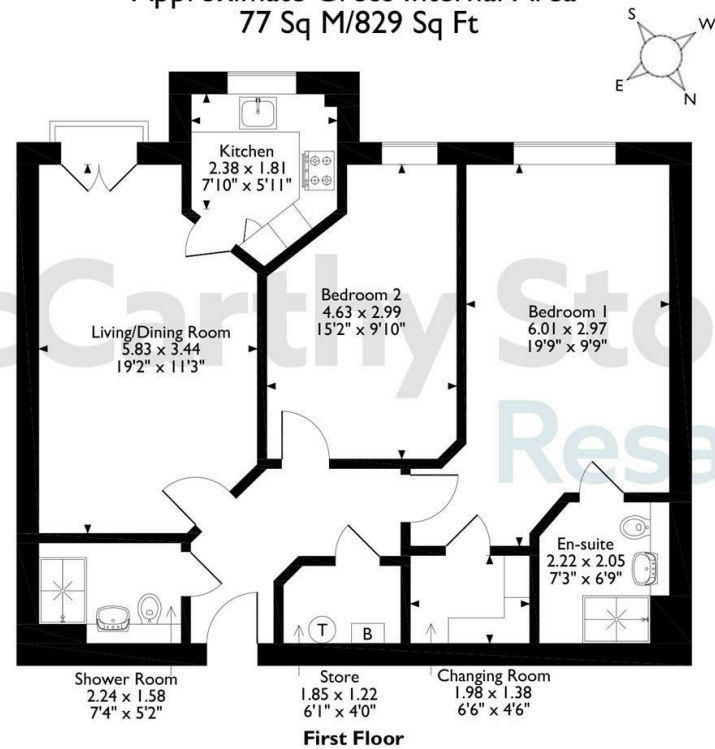


16 Brideoake Court, Wellington Place, Standish, Wigan
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

16 Brideoake Court

Wellington Place, Standish, WN6 0FH



Asking price £279,999 Leasehold

A beautifully presented TWO BEDROOM apartment with sunny SOUTH FACING aspect and JULIET BALCONY PROVIDING REAR GARDEN VIEWS.

Brideoake Court is a McCarthy Stone retirement living development for the over 60's with a visiting house manager and communal lounge where social activities take place.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Brideoake Court, Wellington Place, Standish

Local Area

Tucked away off the High Street, Brideoake Court enjoys a fantastic location close to all the shops and services that Standish has to offer. As well as gated access, this popular development also boasts beautiful gardens to rear, which offers a great spot to sit out and enjoy those warm summer days. Located in the thriving village of Standish is just a 20-minute drive to Wigan and only a 45-minute drive from Manchester, this Retirement Living development offers everything you need to make the most of your retirement.

Brideoak Court

This purpose built McCarthy & Stone retirement living development comprising of 31 apartments providing modern convenience. The apartment benefits from a fully fitted kitchen and shower room and a 24 hour emergency call system for your peace of mind. Designed specifically for the over 60s, the development includes a beautiful landscaped garden, perfect for sitting in with friends and family on a summer's afternoon, and a large communal lounge with TV and tea and coffee facilities. What's more, you can book the hotel-style guest suite to effortlessly host visitors in style- you can also holiday in our network of guest suites! Well-behaved pets are welcome too.

Apartment Overview

McCarthy Stone Resales are proud to bring to the market this beautifully sunny south west facing apartment which is on the first floor and can be accessed by lift or stairs which are both located closeby.

Entrance Hall

Step through the front door equipped with a convenient spy hole, and you'll find yourself in the welcoming entrance hall. 24-hour Tunstall emergency response system, alongside thoughtful features like illuminated light switches, a smoke detector, security door entry system and spacious walk-in storage/airing cupboard which houses a washer/dryer. Further doors from the entrance hall lead to the living room, bedroom and shower room.

Living Room

This large room boasts the added luxury of doors opening onto a charming south west facing Juliette balcony, inviting natural light in and providing views over the well maintained communal gardens towards the rear. The living room provides ample space

for dining. TV and telephone connection points, two ceiling light fittings and numerous raised height plug sockets. Door leads to the separate kitchen.

Kitchen

A modern fitted kitchen with a range of grey matte base and wall units with cooper handles and work surface. Single sink and drainer unit which has a mixer tap sits below the garden facing window with blind. Integrated electric oven with space above for a microwave and ceramic four ringed hob with splashback and extractor hood above. Integral fridge and freezer. Central ceiling and under pelmet lighting.

Master Bedroom

Spacious master bedroom with garden facing and south west aspect window with the benefit of a door leading to a large walk-in wardrobe housing rails and shelving, lit via an automatic sensor light. Central ceiling light, TV and phone point and raised height plug sockets.

Ensuite

Shower room with suite comprising; full width low level access shower with glass screen and support rail, WC, vanity unit with wash basin and mirror above. Heated towel rail, anti-slip flooring, tiled walls and emergency pull cord.

Bedroom Two

Double second bedroom which can also be used for dining or hobby/study room also with the benefit with garden facing and south west aspect window. Central ceiling light and raised height plug sockets.

Shower Room

Shower room with suite comprising; shower cubicle with glass sliding door and support rail, WC, vanity unit with wash basin and mirror above. Heated towel rail, anti-slip flooring, tiled walls and emergency pull cord.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

2 Bed | £279,999

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge for the year ending 28th February 2026 is £6,906.24. The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager. ****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements e.g. Attendance Allowance)

Moving Made Easy & Additional Information

- Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

