



\*\*\*\* ONE BEDROOM, OVER 60'S RETIREMENT APARTMENT WITH NO CHAIN \*\*\*\* This FANTASTIC apartment is located on the FIRST FLOOR overlooking the stunning grounds and fountain and can be accessed via a lift. The apartment comprises of a 'L' shaped hallway with built in floor to ceiling storage, a spacious lounge and dining area, a modern fitted kitchen with built in appliances, double bedroom with built in wardrobes and a three piece shower room. The apartment is double glazed, heated by electric heating and benefits from NEW carpets. Set within a stunning development with well manicured grounds and multiple well kept communal areas with weekly activities for the residents. Located within half a mile to Hale Village, Altrincham town centre and within walking distance to Stamford Park. Viewings are by appointment only and can be arranged by contacting the office



**Entrance Hallway**

Wooden internal front door, carpeted flooring, built in floor to ceiling storage with mirror doors. Ceiling light point, intercom system and access to all rooms.

**Bedroom 10' 9" x 8' 10" (3.266m x 2.681m)**

Carpeted flooring, ceiling light point, wall mounted radiator, plug points, built in wardrobe and double glazed window overlooking the communal gardens and fountain.

**Lounge/Diner 13' 1" x 9' 9" (3.997m x 2.963m)**

Carpeted flooring, two ceiling light points, wall mounted electric radiator, electric fire and surround, plug points, television point, telephone point and double glazed window overlooking the communal garden and fountain. Access into the kitchen.

**Kitchen 7' 1" x 6' 10" (2.165m x 2.094m)**

A modern fully fitted kitchen with a range of grey gloss, 'J' handle units with contrasting roll top work surfaces. Ceiling spotlights, plug points, grey tiled splash back and vinyl flooring. Integrated fridge freezer, sink with mirror splash back, electric oven, electric hob with over head extractor.

**Bathroom 7' 0" x 6' 9" (2.139m x 2.061m)**

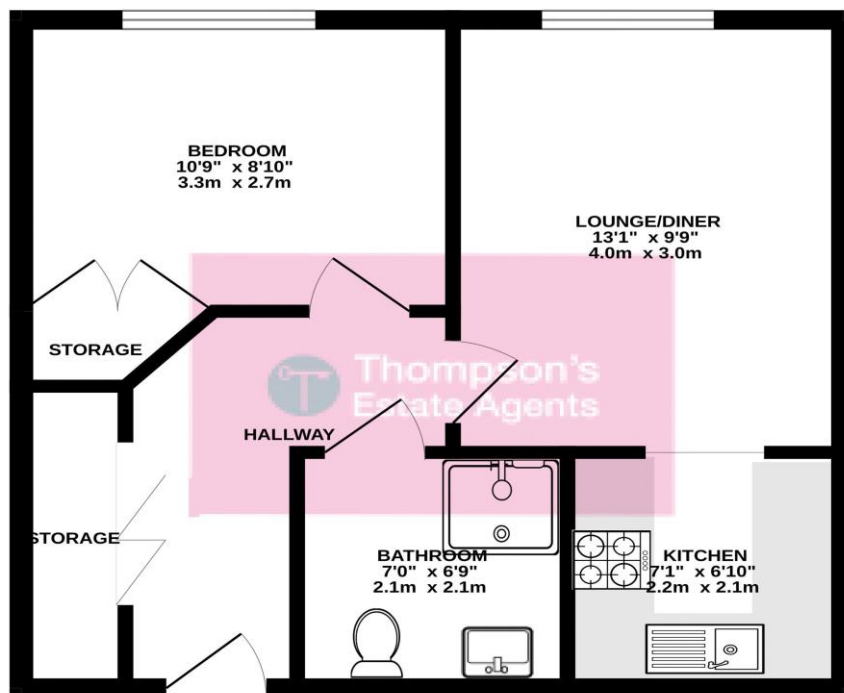
A three piece bathroom comprising of a double shower cubicle, pedestal W.C and vanity sink. Tiled floor and walls, ceiling spotlights and wall mounted towel radiator.

**Additional Information**

Leasehold 125 Years from 1989, £197.15 pcm from April 2024, JJ Housing  
Council Tax Band B



**GROUND FLOOR**  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 414 sq.ft. (38.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy performance certificate (EPC)

Flat 45  
St. Andrews Court  
Queens Road  
ALTRINCHAM  
WA15 9JF

Energy rating

**D**

Valid until: **14 January 2035**

Certificate number: **4635-1729-2400-0105-5292**

Property type

Top-floor flat

Total floor area

40 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		