



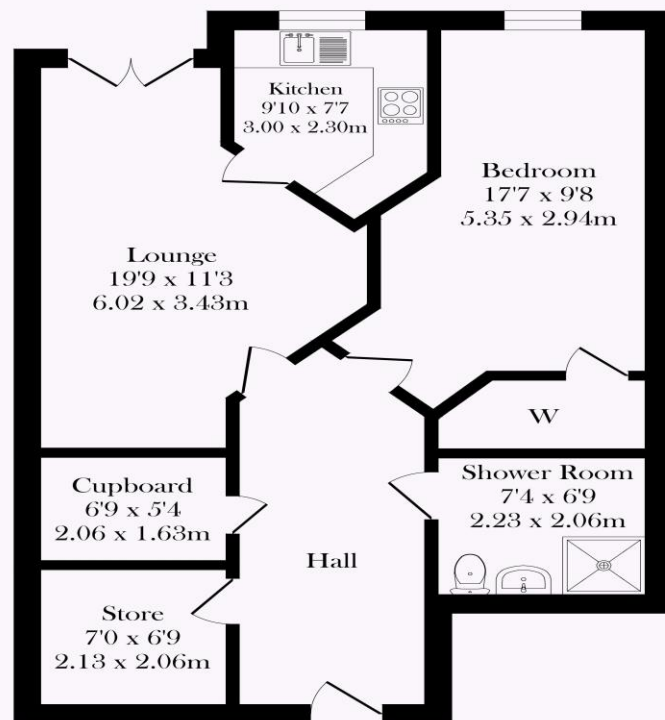
TRACY PHILLIPS

Estates



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Estates



Approx. Floor
Area 66.2 Sq.M
(713 Sq.Ft.)

Total Approx. Floor Area 66.2 Sq.M. (713 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



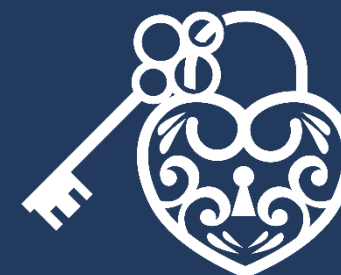
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Asking Price £200,000

Brideoake Court, Wigan WN6 0FH



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Designed with retirement living as it's heart, this modern first floor apartment set within the McCarthy Stone Development at Brideoak Court, is located in the centre of Standish and is within walking distance of all the local amenities. The building offers certain extras which are designed to offer the most practical and beneficial living solutions for retirement and offers quality specification with luxury touches and stunning interiors throughout. There are beautiful communal spaces meaning that you can make the most of social occasions with family and friends, with the lounge making an ideal spot for relaxing and catching up with loved ones or having a quiet read. There are also beautiful, well-maintained landscaped gardens, ideal for any residents enjoyment yet without the upkeep. For added convenience there is an on-site House Manager available to accommodate your needs and keep the property at its best. There are also several security features and additional communicative measures to provide peace of mind. An intelligent video-entry system and 24-hour emergency call system are always available. The apartment is located at first floor level, right next to the building's lift, and consists of a welcoming and spacious entrance hallway which leads to all of the rooms in the apartment. There is an excellent and sizeable store room (currently used as a reading room) and a lovely open plan lounge with dining area and a Juliet balcony. This leads into a well-appointed modern kitchen including waist level oven and microwave, electric hob and extractor hood and integrated fridge freezer. The bedroom is again of a lovely size and leads into the purpose built walk-in wardrobe. There is a fantastic shower room leading from the hallway which consists of a large walk-in double shower, vanity wash hand basin and w.c. The apartment is finished with a further store room leading off the hallway. Viewings of this lovely apartment are now welcomed via our office.



