



*jordanfishwick*

24 QUEEN ANN COURT, WILMSLOW, SK9 1BY

Guide price £169,950



24 QUEEN ANN COURT, WILMSLOW, SK9 1BY

NO ONWARD CHAIN!! A spacious two bedroom first floor retirement apartment, with local shops and commuter links nearby, manicured communal gardens and the added security of a Careline system. The internal accommodation comprises; communal entrance with lift to all floors, fantastic size living/dining room with double doors leading to the kitchen, two double bedrooms and a family bathroom. There is also the added benefit of a wonderful residents lounge. Outside there is off road parking for both residents and guests. Viewings are essential in order to fully appreciate this wonderful property.

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road (A34). At the traffic lights keep to the right of Barclays Bank and at the next set of lights turn right onto Station Road, passing under the railway bridge and Queen Anne Court will be found on the right hand side.

Entrance Hall

Storage heater, cupboard housing hot water tank, further cupboard with fuse box and meters. Pull cord and door intercom.

Dining room 7'11" max x 7'10" max (2.41m max x 2.39m max)

UPVC double glazed window to rear, ceiling coving and wall light point.

Living room 23'4" max x 10'9" max (7.11m max x 3.28m max)

A good size room with feature fireplace housing electric fire, two wall light points, ceiling coving, wall mounted electric heater, uPVC double glazed windows to rear, television aerial point and pull cord. Double glazed french doors to kitchen.

Kitchen 7'7" max x 6'11" max (2.31m max x 2.11m max)

Fitted with a range of base and wall units with roll edge work surfaces over incorporating single bowl sink unit, four ring electric hob with extractor hood above, electric oven, space for fridge, space for freezer, uPVC double glazed window, tiled walls.

Bedroom One 15'8" x 9'3" (4.78m x 2.82m)

UPVC double glazed window to rear, built in wardrobes with mirror doors, electric heater and pull cord.

Bedroom Two 15'8" max x 9'3" (4.78m max x 2.82m)

UPVC double glazed window to rear and pull cord.

Shower Room

Fitted with a good size shower with sliding door, vanity wash hand basin with cupboards under, low level wc with concealed cistern with work surface over, part tiled walls.

Communal Grounds

With well tended communal grounds.

Parking

Parking facilities for residents and guests.

\*\* DRAFT DETAILS \*\*



GUIDE PRICE £169,950



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2020



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(82-100) <b>A</b>		
(81-91) <b>B</b>			(61-91) <b>B</b>		
(69-80) <b>C</b>			(49-80) <b>C</b>		
(55-68) <b>D</b>			(35-68) <b>D</b>		
(39-54) <b>E</b>			(20-54) <b>E</b>		
(21-38) <b>F</b>			(11-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.