IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

43 ST. ANDREWS COURT QUEENS ROAD | HALE

£99,950

NO ONWARD CHAIN

A fully refurbished and beautifully presented first floor retirement apartment with new fittings to the kitchen and shower room, new carpets and redecorated throughout. Ideally positioned adjacent to Stamford Park and within close proximity to Hale village and Altrincham town centre. The accommodation briefly comprises secure communal reception area, residents lounge, lift and stairs to all floors, private entrance hall with storage/cloaks closet, living room with feature fireplace, Shaker style fitted kitchen with integrated appliances, double bedroom with built-in wardrobe and well appointed shower room/WC. Upgraded electric heating and PVCu double glazing. Laundry room and guest suite. Resident and visitor parking. Viewing is highly recommended to appreciate the standard of accommodation on offer.

POSTCODE: WA15 9JF

DESCRIPTION

Constructed to a traditional and attractive design St Andrews Court is a highly popular retirement development and offers numerous communal facilities with superb residents lounge for functions together with a guest suite and laundry.

This first floor apartment enjoys views over the delightful communal grounds and has been refurbished throughout to include an upgraded electric heating system alongside stylish new carpets and internal redecoration.

The accommodation is approached beyond a private entrance hall with provision for storage within a wide mirror fronted closet and there is a living room with the focal point of a period style fireplace surround and remotely operated flame effect fire. The impressive refitted kitchen features Shaker style units complemented by marble effect work-surfaces and a range of integrated appliances. An excellent double bedroom benefits from built-in wardrobes with the addition of contemporary doors providing access to both hanging rails and shelving and there is a luxurious fully tiled shower room/WC complete with vanity unit and deep walk-in shower.

Within the grounds there is ample resident and visitor parking areas and the development is secure with the added benefit of an onsite House Manager from Monday to Friday.

The location is sought after being approximately half a mile from the village of Hale with its range of fashionable restaurants and independent shops and a similar distance from the comprehensive shopping centre of Altrincham with its thriving Market Hall and Metrolink station providing a commuter service into Manchester. The position is also ideal for the surrounding network of motorways, Manchester International Airport and less than two hundred yards to the north is Stamford Park with various recreational areas.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

Colonnade entrance with enclosed porch and impressive reception area with residents lounge to one side plus lift and staircase to the upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Panelled front door. Built-in mirror fronted storage/cloaks closet and housing the hot water cylinder/electric immersion heater. Coved cornice. Wall mounted electric heater.

SITTING/DINING ROOM

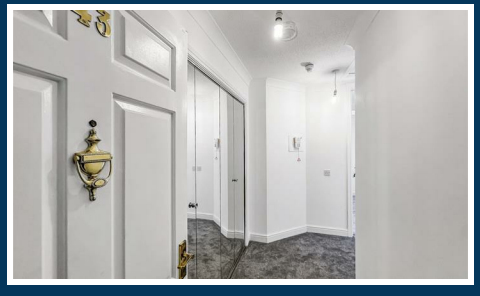
13' x 9'11" (3.96m x 3.02m)

Period fireplace surround with remotely operated flame/coal effect electric fire. PVCu double glazed window. Coved cornice. Wall mounted electric heater. SAT/TV/FM aerial point. Telephone point. Wall mounted electric heater. Opening to:

KITCHEN

7'1" x 6'10" (2.16m x 2.08m)

Fitted with a range of Shaker style wall and base units with soft close doors/drawers and brushed chrome handles. Marble effect heat resistant work surfaces and inset composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring ceramic hob with extractor/light above and fridge/freezer. Marble effect tiled floor. Recessed LED lighting.



DOUBLE BEDROOM
10'11" x 8'9" (3.33m x 2.67m)

Built-in wardrobe with upgraded contemporary doors and containing hanging rails and shelving. PVCu double glazed window. Television aerial point. Telephone point. Coved cornice. Wall mounted electric heater.

SHOWER ROOM/WC
7'1" x 6'7" (2.16m x 2.01m)

Fully tiled and fitted with a white/chrome vanity wash basin with mixer tap and WC with concealed cistern. Deep walk-in shower beyond a glass screen with electric shower. Illuminated mirror fronted cabinet with internal USB charging/shaver points. Recessed LED lighting. Extractor fan. Heated towel rail.

OUTSIDE
Resident and visitor parking areas and communal gardens.

SERVICES
Mains water, electricity and drainage are connected.

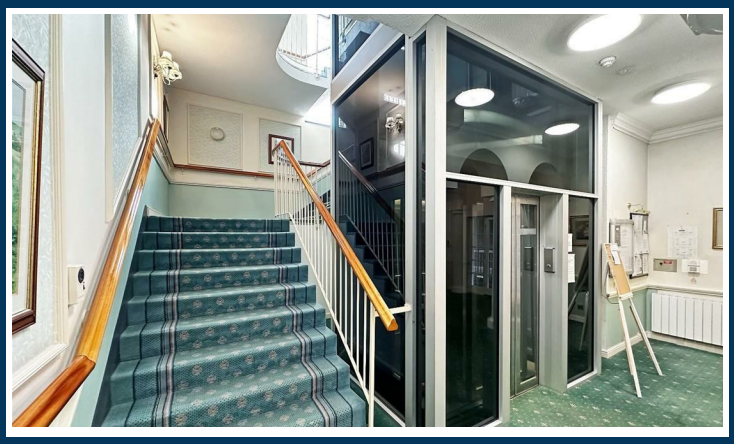
POSSESSION
Vacant possession upon completion.

TENURE
We are informed the property is held on a Leasehold basis for the residue of 125 years from 1st April 1988. This should be verified by your Solicitor.

SERVICE CHARGE
We understand the service charge is approximately £262.80 per calendar month. This includes cleaning, lighting and maintenance of common parts, maintenance of the lift, buildings and grounds, buildings insurance, remuneration of the House Manager etc. Full details will be provided by our clients Solicitor.

COUNCIL TAX
Band B.

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



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FIRST FLOOR

APPROX. 40.1 SQ. METRES (432.1 SQ. FEET)

TOTAL AREA: APPROX. 40.1 SQ. METRES (432.1 SQ. FEET)

Floorplan for illustrative purposes only

HALE BARNS
292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNS@IANMACKLIN.COM

HALE
OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY
385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM