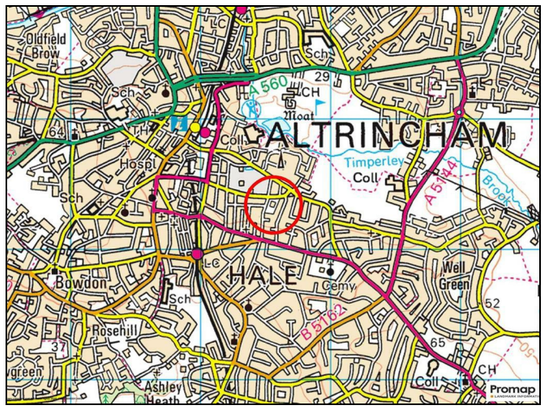
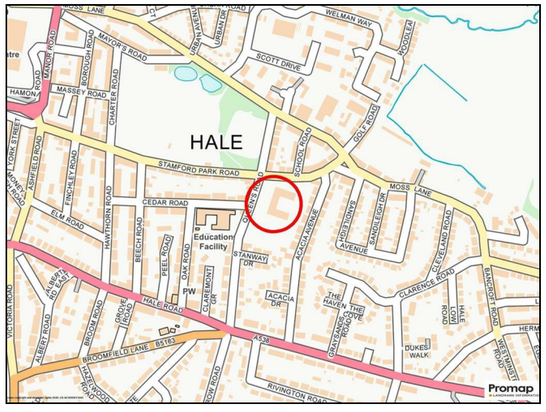
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

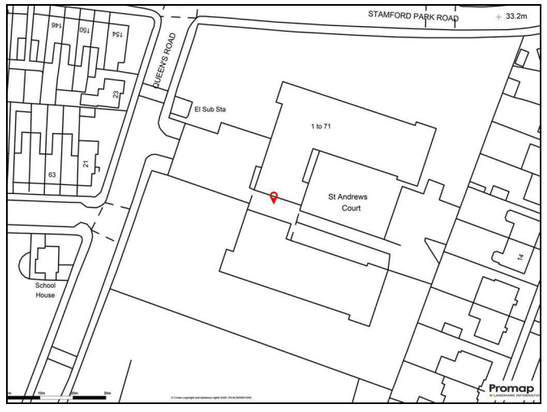
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

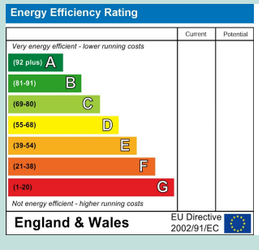


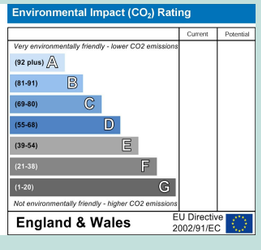




energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

WATERSONS
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St. Andrews Court Queens Road

Hale, Altrincham, WA15 9JF



A WELL PRESENTED GROUND FLOOR RETIREMENT APARTMENT CLOSE TO STAMFORD PARK, LOCAL SHOPS AND ALTRINCHAM AND HALE CENTRES. 579sqft.

Hall. Cloaks/Storage. Living/Dining Room. Kitchen. Two Bedrooms. Shower Room. Guest Suite. Resident's Lounges, Dining Room, Kitchen and Laundry. Communal Gardens. Allocated Parking. No Chain.

£169,950

www.watersons.net

in detail





A superbly positioned Ground Floor Retirement Apartment, within the popular St Andrews Court development, built by Barratt Homes enjoying an excellent location within walking distance of both Hale Village and Altrincham Town Centre with the open space of Stamford Park on the doorstep.

The property extends to 579 sq ft and comprises of a Hall, Living/Dining Room, Kitchen, Two Bedrooms and a Shower Room all benefitting from electric radiator heating.



In common with retirement developments, St Andrews Court has safety features to include: On site Manager during office hours Monday-Friday, 24 hour Management Call-Out, emergency pull cords and waist height easy reach power points, telephone and TV aerial points.

In addition, there are Communal laundry facilities, Shared Storage Room, Communal Living, Dining (social events with self/outside catering) and Kitchen areas for the use of all the residents particularly when entertaining family, in addition to overnight Guest Accommodation

One of the most attractive features of the development is the fact that it stands in delightful Communal Gardens, which are laid principally to lawn and the building returns to a rear courtyard with ornamental fountain.



This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Communal Entrance to Communal Hall with Lift and staircase access. Private Entrance to Flat 8.

Entrance Hall with doors leading to the living and bedroom accommodation. Mirrored bi-folding doors provide access to a spacious cloaks and storage cupboards.

Living and Dining Room with double glazed windows to the side and rear elevations. Decorative fireplace feature.



An opening leads to the Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a stainless steel oven, hob and extractor fan over, fridge, freezer and dishwasher. Tiled floor.

Bedroom One with a double glazed window to the rear elevation enjoying views over the Communal Gardens. The Bedroom is fitted with built in wardrobes providing ample hanging and storage space.

Bedroom Two with double glazed window to the rear elevation enjoying views over the Communal Gardens.





The Bedrooms are served by a Shower Room fitted with a white suite and chrome fittings comprising of an enclosed shower cubicle with electric shower, wash hand basin with built in storage below and WC. Extractor fan. Extensive tiling to the walls and floor.

Externally, St Andrews Court stands in delightful Communal Gardens, which are laid principally to lawn and there is a rear Courtyard with ornamental fountain. In addition, there are extensive Guest and Resident Parking facilities.



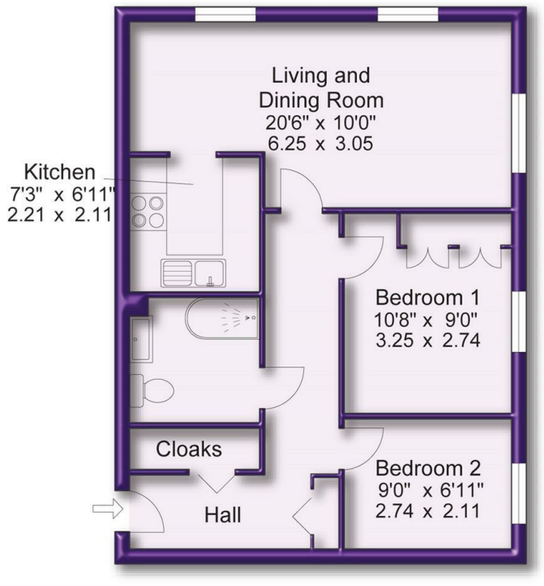
This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Leasehold - Term : 125 years from 1 April 1988
- Council Tax Band C
- Service Charge £3,347.93 per annum





Approx Gross Floor Area = 579 Sq. Feet
= 53.8 Sq. Metres



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