



1 ST. ANDREWS COURT QUEENS ROAD | HALE

£90,000

NO ONWARD CHAIN A superb ground floor retirement apartment ideally positioned with views over the tree lined communal grounds. The accommodation briefly comprises secure communal entrance hall, residents lounge, lift and staircase to all floors, private entrance hall with storage/cloaks cupboard, living room with feature fireplace, contemporary fitted kitchen, double bedroom with fitted wardrobes and modern shower room/WC. Electric heating, on demand pressurised hot water system and PVCu double glazing. Laundry room. Guest suite. Resident and visitor parking. Sought after location approximately equidistant to Hale village and Altrincham town centre.

POSTCODE: WA15 9JF

DESCRIPTION

Constructed to a traditional design St Andrews Court is a highly popular retirement development and offers numerous communal facilities including a laundry room, superb residents lounge for functions together with a guest suite which can be reserved for visiting relatives and friends. In addition, there is the advantage of a lift to all floors, ample resident and visitor parking areas and the development is secure with the benefit of an onsite House Manager from Monday to Friday.

This ground floor apartment enjoys views across the tree lined communal grounds from both the living room and bedroom with delightful walks through Stamford Park visible beyond.

The accommodation is superbly presented throughout and the private entrance hall provides storage with space for hanging coats and jackets. There is an elegant living room with the focal point of an attractive marble conglomerate fireplace surround and an archway opens onto the contemporary fitted kitchen with integrated appliances. The excellent double bedroom features fitted wardrobes and the well appointed shower room/WC is fitted with a modern white suite.

The location is ideal being positioned approximately mid-way between Hale village and the comprehensive shopping centre of Altrincham with local shops less than 200 yards to the east.

In conclusion, a fine apartment, well positioned within the development and available with early possession.

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.

PRIVATE ENTRANCE HALL

Panelled front door. Built-in mirror fronted storage/cloaks closet housing the on demand pressurised hot water system. Entry phone. Coved cornice.

LIVING ROOM

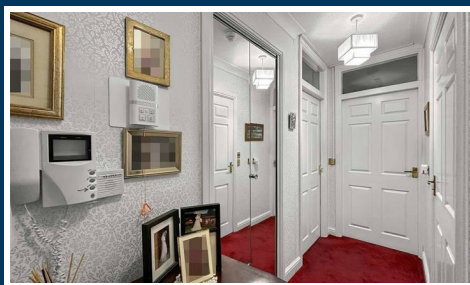
13'8" x 9'8" (4.17m x 2.95m)

Marble conglomerate fireplace surround with coal effect electric fire and matching hearth. PVCu double glazed window. Coved cornice. SAT/TV/FM aerial point. Wall mounted electric heater. Archway to:

KITCHEN

7'1" x 6'9" (2.16m x 2.06m)

Fitted with a range of high gloss wall and base units beneath granite effect heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring induction hob with stainless steel chimney cooker hood above and fridge/freezer.



DOUBLE BEDROOM

10'3" x 9'11" (3.12m x 3.02m)

Fitted with a four door range of wardrobes containing hanging rails and shelving. PVCu double glazed window. Coved cornice. Wall mounted electric heater.

SHOWER ROOM/WC

6'9" x 6'7" (2.06m x 2.01m)

Fitted with a white/chrome semi recessed vanity wash basin with mixer tap and low-level WC. Tiled corner enclosure with tiled seat and electric shower. Mirror fronted cabinet. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome 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 currently £2,983.29 per annum. 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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GROUND FLOOR

APPROX. 39.0 SQ. METRES (419.8 SQ. FEET)



TOTAL AREA: APPROX. 39.0 SQ. METRES (419.8 SQ. FEET)

Floorplan for illustrative purposes only



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