



TRACY PHILLIPS

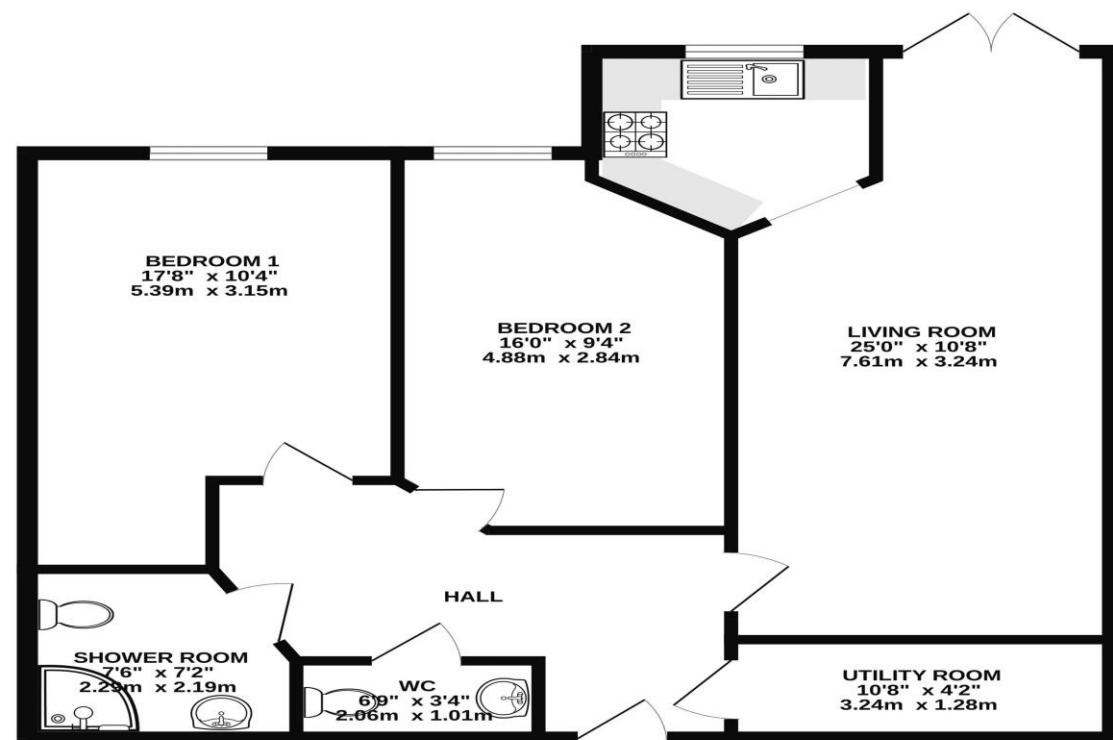
Estates



TRACY PHILLIPS

Estates

FIRST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



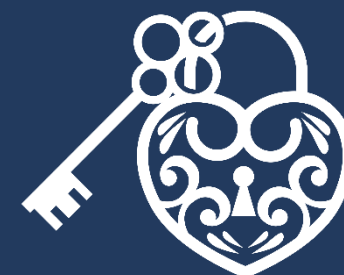
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Asking Price £148,000

Berystede Court, Wellington Place, Standish
WN6 0FG



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

A beautifully appointed first-floor retirement apartment, ideally located in the heart of Standish village, within easy walking distance of the local amenities and vibrant high street. Berystede Court offers a wonderful retirement lifestyle, with a range of facilities for residents to enjoy, including an on-site restaurant, hairdressers, a variety of social events and beautifully maintained communal gardens. The apartment benefits from lift and stair access.

The accommodation briefly comprises a large entrance hallway with a generous walk-in storage cupboard, leading into a good-sized, bright and welcoming lounge with a Juliet balcony. The fitted kitchen includes an integrated oven, hob and fridge freezer. There are two spacious and bright double bedrooms, with the master bedroom being particularly generous in size. The principal bathroom is a wet room, fitted with a shower, WC, wash basin and heated towel rail. A separate cloakroom, with an additional WC and wash basin, completes the accommodation.

Shared Ownership: The apartment is owned on a 60% shared ownership basis with Anchor Housing. Monthly Costs:
Service Charge: £576.48 pcm
Rent: £403.10 pcm





