



# TRACY PHILLIPS

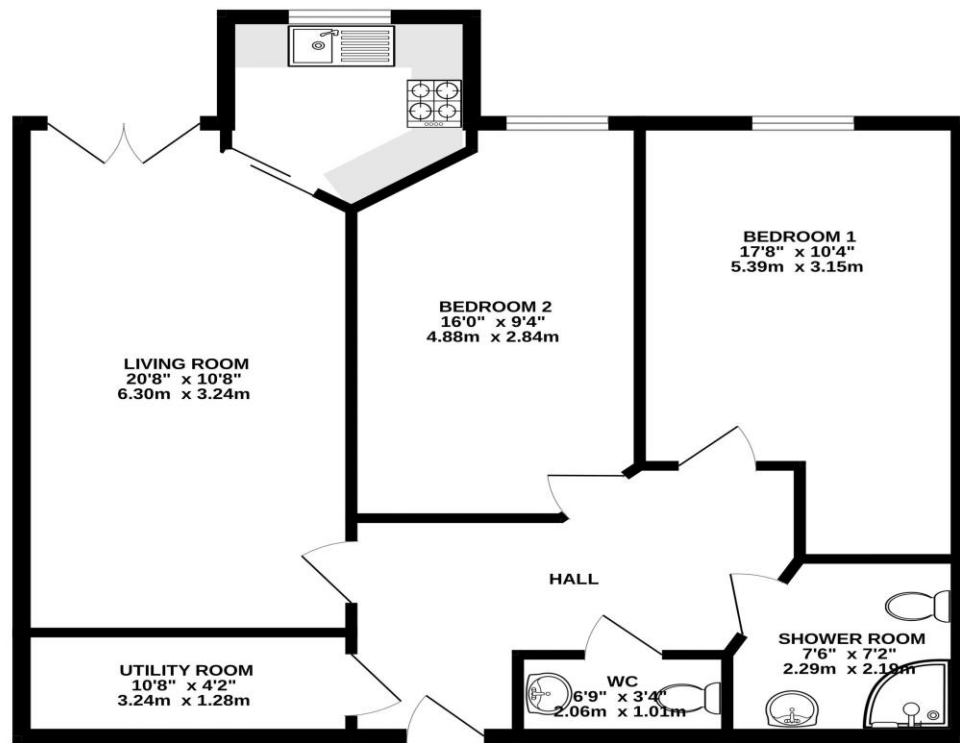
## Estates



# TRACY PHILLIPS

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GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



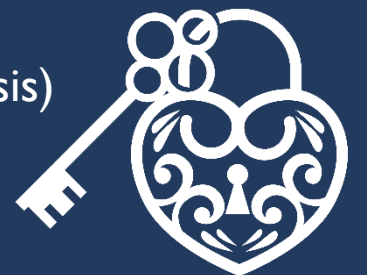
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Asking Price: £67,500 (Shared ownership basis)

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](http://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.

Located in the very heart of Standish village, this sleek and recently constructed apartment development has been thoughtfully designed exclusively for the over 55s, offering retirement living at its very best. Combining stylish modern accommodation with an outstanding range of on-site facilities and a strong sense of community, the development provides a safe, convenient and welcoming environment for later life.

From the moment you enter the building, it feels more akin to a luxury hotel than a traditional apartment complex. A beautifully presented communal seating area and bistro-style lounge create a wonderful social hub for residents, whilst doors open directly onto the attractive communal gardens to the rear. The development has been carefully planned with comfort, wellbeing and peace of mind at its heart, with additional facilities including an on-site manager's office, wellness nurse and even a hairdressing salon.

Positioned on the second floor and accessed via a lift, this immaculate apartment enjoys a fabulous south-facing aspect, flooding the accommodation with natural light throughout the day. The energy-efficient home offers two excellent-sized bedrooms together with beautifully maintained and thoughtfully arranged living spaces.

The sunny lounge and dining area is a lovely bright room, complete with a Juliet balcony and double doors leading through to the separate kitchen, which is fitted with a stylish range of modern units and integrated appliances. A particularly useful and spacious walk-in storage cupboard provides valuable additional storage and also houses the laundry facilities.

Bedroom one is a generous double room, whilst bedroom two is currently utilised as a cleverly designed dressing room, although equally suitable as a guest bedroom or study space. The main bathroom has been beautifully appointed with a contemporary wet room-style walk-in shower, vanity wash hand basin and WC, whilst a separate cloakroom provides excellent convenience for visiting guests.

Offered on a 25% shared ownership basis, this superb apartment presents an ideal opportunity for those seeking secure, low-maintenance retirement living with the reassurance of excellent on-site facilities and a thriving community atmosphere.

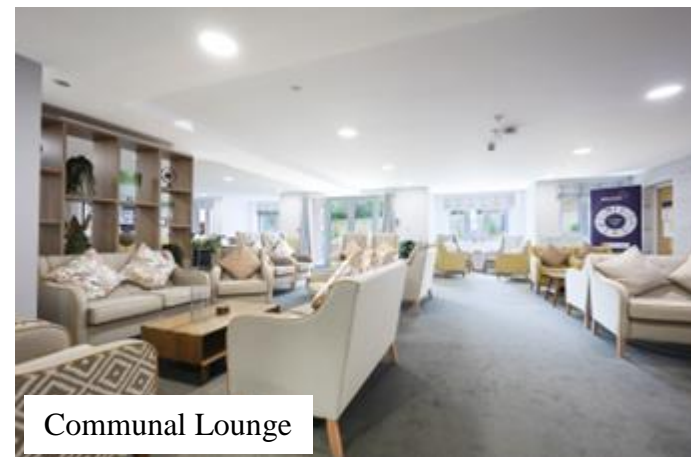
The development is situated just a short stroll from the centre of Standish village, where residents can enjoy a wide range of supermarkets, independent shops, cafés, churches, a library and doctors' surgery, all contributing to the village's strong and welcoming community spirit. On-site parking facilities are also available for residents and visitors.

Please note the purchase price reflects a 25% shared ownership, with additional monthly charges applicable of approximately £576.48 PCM service charge and £801.53 PCM rental.

Viewings are highly recommended to fully appreciate the size, quality and sunny aspect of this exceptional retirement apartment.



Communal Hallway



Communal Lounge





