



TRACY PHILLIPS

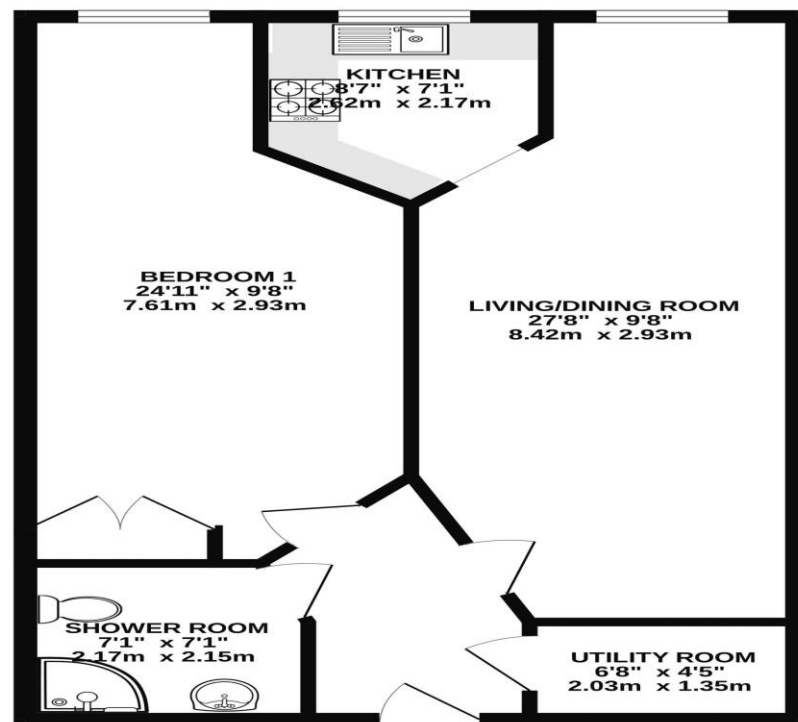
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.4 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 £50,000

Berystede Court, High Street, Standish WN6 0HD



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.

Situated on the ground floor of this well-maintained retirement development, this one-bedroom apartment is offered for sale on a 25% shared ownership basis, providing an excellent opportunity to enjoy independent living within a welcoming community. The development is accessed via a secure entrance and offers a range of excellent communal facilities for residents to enjoy, including a comfortable residents' lounge, an on-site restaurant, and a hair salon. A further secure door provides access to the apartment. Stepping inside, the apartment offers a spacious entrance hallway with access to all rooms. There is a particularly useful utility room, complete with plumbing for a washing machine and ample storage space for household essentials. The wet room is well appointed with a walk-in shower, wash hand basin and WC. The bedroom is a generous double room, benefiting from a range of fitted wardrobes to provide excellent storage. The fitted kitchen offers a good selection of wall and base units, complemented by integrated appliances including a fridge freezer, oven and hob, making it both practical and functional. The lounge is a bright and spacious reception room.

Shared Ownership Information:

25% share: £50,000

Monthly rent: £570.95

Monthly service charge: £471.56

This delightful ground floor apartment offers the perfect balance of independence and peace of mind, with excellent on-site facilities, secure surroundings and a friendly community, making it an ideal choice for those looking to enjoy a comfortable retirement lifestyle.



