



37 ST ANDREWS COURT QUEENS ROAD | HALE

£75,000

*****NO ONWARD CHAIN*****

A superbly presented first floor apartment ideally positioned with views over the communal grounds in a southerly direction to create a naturally light interior. Ideal location between Hale village and Altrincham town centre. The accommodation briefly comprises secure communal reception area, residents lounge, lift and stairs to all floors, private entrance hall with storage/cloaks cupboards, living room with feature fireplace, fitted kitchen with integrated appliances, double bedroom with built-in furniture and shower room/WC. Upgraded electric heating and PVCu double glazing. Laundry room, guest suite and House Manager. Resident and visitor parking.

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, a House Manager and Careline system with pull cords in each of the rooms and communal areas.

This first floor apartment enjoys views over the communal grounds in a southerly direction which creates a naturally light interior with the benefit of an upgraded Elnur Gabarron electric heating system alongside PVCu double glazing. The apartment also benefits from delightful views over the fountain from both the sitting room and bedroom.

The accommodation is superbly presented throughout and the entrance hall provides storage with space for hanging coats and jackets. There is an elegant sitting/dining room with the focal point of an attractive fireplace surround with coal/flame effect electric fire which opens onto the modern fitted kitchen with integrated appliances. The excellent double bedroom features built-in wardrobes with beech effect sliding doors and overlooks an ornamental fountain. Completing the interior is a shower room/WC with white suite and chrome fittings.

Within the grounds there is ample resident and visitor parking areas and the location is ideal being positioned approximately mid-way between Hale and Altrincham and also with local shops and Stamford Park in close proximity.

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.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Hardwood panelled front door. Built in mirror fronted cloaks/storage cupboard which also houses the insulated hot water cylinder with electric immersion heater. Video entry phone and Careline system. Coved cornice.

SITTING/DINING ROOM

13'1" x 9'9" (3.99m x 2.97m)

Stone fireplace surround with flame/coal effect electric fire. PVCu double glazed window. Coved cornice. Electric radiator. Television aerial point. Telephone point. Views over the communal gardens and fountain. Opening to:

KITCHEN

7'3" x 6'10" (2.21m x 2.08m)

Fitted with a range of matt white wall and base units with brushed chrome handles beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include fridge, freezer, an electric oven/grill and four ring ceramic hob with canopy extractor/light above.



DOUBLE BEDROOM

10'10" x 8'9" (3.30m x 2.67m)

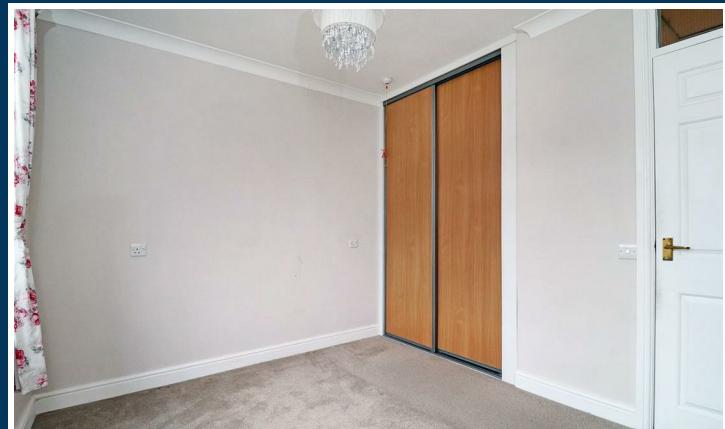
Fitted wardrobes with beech effect sliding doors containing hanging rails and shelving. PVCu double glazed window to the rear. Television aerial point. Telephone point. Coved cornice. Electric radiator. Views over the communal gardens and fountain.



SHOWER ROOM/WC

7' x 6'10" (2.13m x 2.08m)

Fitted with a white/chrome composite moulded vanity wash basin with mixer tap and WC with concealed cistern. Tiled corner enclosure with electric shower. Tiled walls. Shaver point. 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 approximately £243.58 per calendar month (£2,922.96 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.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

FIRST FLOOR

APPROX. 40.3 SQ. METRES (433.9 SQ. FEET)



TOTAL AREA: APPROX. 40.3 SQ. METRES (433.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNs
292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNs@IANMACKLIN.COM

HALE
OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY
385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM