



**33 ST ANDREWS COURT QUEENS ROAD | HALE**

**£72,500**

**NO ONWARD CHAIN:** A superb first 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, sitting/dining room, fitted kitchen, bedroom with fitted furniture and contemporary shower room/WC. Electric heating and PVCu double glazing. Laundry room. Guest suite. Resident and visitor parking.

POSTCODE: WA15 9JF

## DESCRIPTION

St Andrews Court is one of the most sought after retirement developments in the locality. Positioned approximately mid-way between Hale and Altrincham the location is ideal with local shops in close proximity, in addition to Stamford Park just across the road.

The design of the building is timeless and attractive adding to the continued popularity and one of the features is the community within. Communal facilities include a laundry room, superb residents lounge for functions together with a guest suite which can be reserved for visiting relatives and friends. Within the grounds there is also ample resident and visitor parking areas.

The apartment benefits from electric heating and double glazing and from the living space there are tree lined views over the delightful communal gardens. Other features include a lift to all floors, video entry system, audio communication and Careline system direct to the House Manager.

The accommodation is well 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 a period style fireplace surround and archway to the fitted kitchen with integrated appliances. The bedroom is fitted with a range of matching furniture and also overlooks the well maintained grounds. Importantly, the bathroom has been refitted with a contemporary white suite and wide shower enclosure.

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

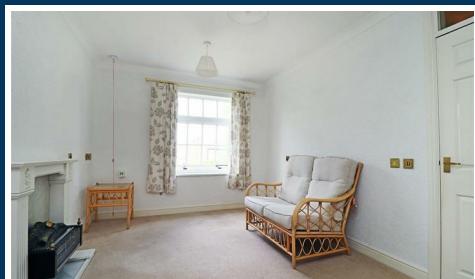
**13' x 9'8" (3.96m x 2.95m)**

Period style fireplace surround with marble effect insert and hearth and log effect electric fire. PVCu double glazed window. SAT 1&2/TV/FM aerial point. Telephone point. Coved cornice. Electric storage heater. Archway to:

#### KITCHEN

**7'1" x 6'11" (2.16m x 2.11m)**

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset 1½ bowl stainless steel drainer sink with mixer tap. Integrated appliances include an electric oven/grill, four ring ceramic hob with canopy extractor/light above and fridge. Tiled walls. Parquet effect flooring.



## BEDROOM

11'1" x 8'9" (3.38m x 2.67m)

Fitted wardrobes containing hanging rails and shelving and matching bedside tables. PVCu double glazed window to the rear. Television aerial point. Coved cornice. Electric storage heater.

## SHOWER ROOM/WC

7'1" x 7'1" (2.16m x 2.16m)

Fitted with a white/chrome semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Wide tiled corner enclosure with electric shower. Tiled walls. Recessed LED lighting. 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 £191.00 per calendar month (£2,292.00 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

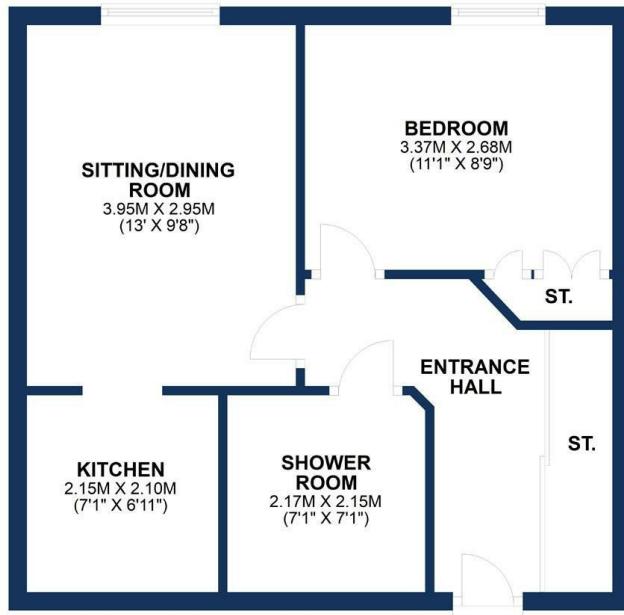
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## FIRST FLOOR

APPROX. 39.8 SQ. METRES (428.5 SQ. FEET)



TOTAL AREA: APPROX. 39.8 SQ. METRES (428.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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