



35 ST ANDREWS COURT QUEENS ROAD | HALE

£190,000

NO ONWARD CHAIN: A superbly presented, replanned and fully refurbished first floor apartment ideally positioned with views over the communal grounds in a southerly direction to create a naturally light interior. The accommodation briefly comprises secure communal reception area, residents lounge, lift and stairs to all floors, private entrance hall with storage/cloaks cupboards, stunning open plan living/dining kitchen, two bedrooms with fitted furniture and modern shower room/WC. Upgraded electric heating and pressurised hot water system. PVCu double glazing. Laundry room, guest suite and House Manager. Resident and visitor parking. Viewing is highly recommended to appreciate the standard of accommodation.

POSTCODE: WA15 9JF

DESCRIPTION

Constructed to a traditional and attractive design St Andrews Court is a highly popular retirement development and offers numerous communal facilities with superb residents lounge for functions together with a guest suite and laundry.

This first floor dual aspect apartment enjoys views over the communal grounds in a southerly direction which creates a naturally light interior and has been refurbished throughout to include an upgraded Dimplex electric heating system and pressurised hot water cylinder.

The accommodation has also been replanned and the stunning open plan living space incorporates a Shaker style fitted kitchen complemented by a full range of integrated appliances and provides ample space for both dining and seating areas. The primary bedroom benefits from a comprehensive range of quality fitted furniture and a further bedroom which is currently used and fitted as a study has been carefully designed with provision for a single bed. In addition, there is a luxurious shower room/WC with white suite and chrome fittings.

Within the grounds there is ample resident and visitor parking areas and the development is secure with the added benefit of a House Manager and Careline system with pull cords in each of the rooms and communal areas.

The location is sought after being approximately 1/2 a mile from the village of Hale with its range of fashionable restaurants and independent shops and a similar distance from the comprehensive shopping centre of Altrincham with its thriving Market Quarter and Metrolink station providing a commuter service into Manchester. The position is also ideal for the surrounding network of motorways, Manchester International Airport and less than two hundred yards to the north is Stamford Park.

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

Panelled front door. Mirror fronted cloaks cupboard with hanging rail and shelving. Mirror fronted storage cupboard with shelving and house in the pressurised hot water cylinder. Video entry system. Coved cornice. Electric radiator.

OPEN PLAN LIVING/DINING KITCHEN

20'7" x 14'5" (6.27m x 4.39m)

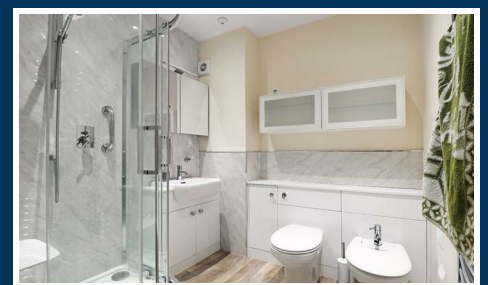
With oak effect Kardean flooring and planned to incorporate:

DINING KITCHEN

Fitted with Shaker style wall and base units beneath granite effect heat resistant work-surfaces/up-stands and insert 1 1/2 bowl stainless steel drainer sink with mixer tap. Integrated appliances include a combination microwave/oven/grill, four ring induction hob with glass splash-back and extractor/light above, fridge/freezer and slimline dishwasher. Recessed LED lighting. Ample space for a dining suite. PVCu double glazed window. Coved cornice. Electric radiator.

LIVING AREA

PVCu double glazed windows to a dual aspect. TV/FM/SAT I & 2 aerial point. Coved cornice. Electric radiator.



BEDROOM ONE

11'1" x 9'1" (3.38m x 2.77m)

Fitted with a four door range of oak effect wardrobes containing hanging rails and shelving, substantial chest of drawers. Recess for a double bed flanked by matching bedside tables. PVCu double glazed window. Provision for a wall mounted flatscreen television. Coved cornice. Electric radiator.

BEDROOM TWO

9'1" x 6'10" (2.77m x 2.08m)

Currently used as a study with fitted desk/dressing table plus matching cupboards above. Display cabinets and space for a single bed. PVCu double A's window. Hoovered cornice. Electric radiator.

SHOWER ROOM/WC

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

Fitted with a white/chrome semi recessed vanity wash basin with mixer tap, WC with concealed cistern and bidet with mixer tap all set within marble effect panelled walls. Corner enclosure with marble effect panelled walls and thermostatic rain shower plus handheld attachment. Mirror fronted cabinet. Wall mounted cabinet. Wood effect flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

Resident and visitor parking areas.

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

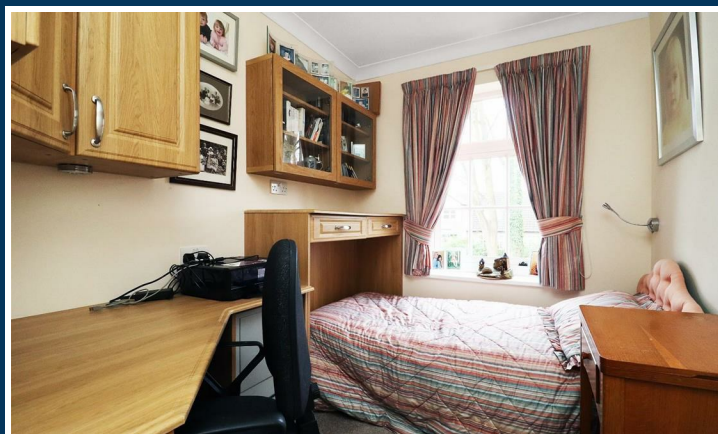
We understand the service charge is £228.32 per calendar month (£2,739.84 per annum). This includes cleaning, lighting and maintenance of common parts, maintenance of the lift, buildings and grounds, buildings insurance, remuneration of the House Manager etc. Full details will be provided by our clients Solicitor.

COUNCIL TAX

Band C

NOTE

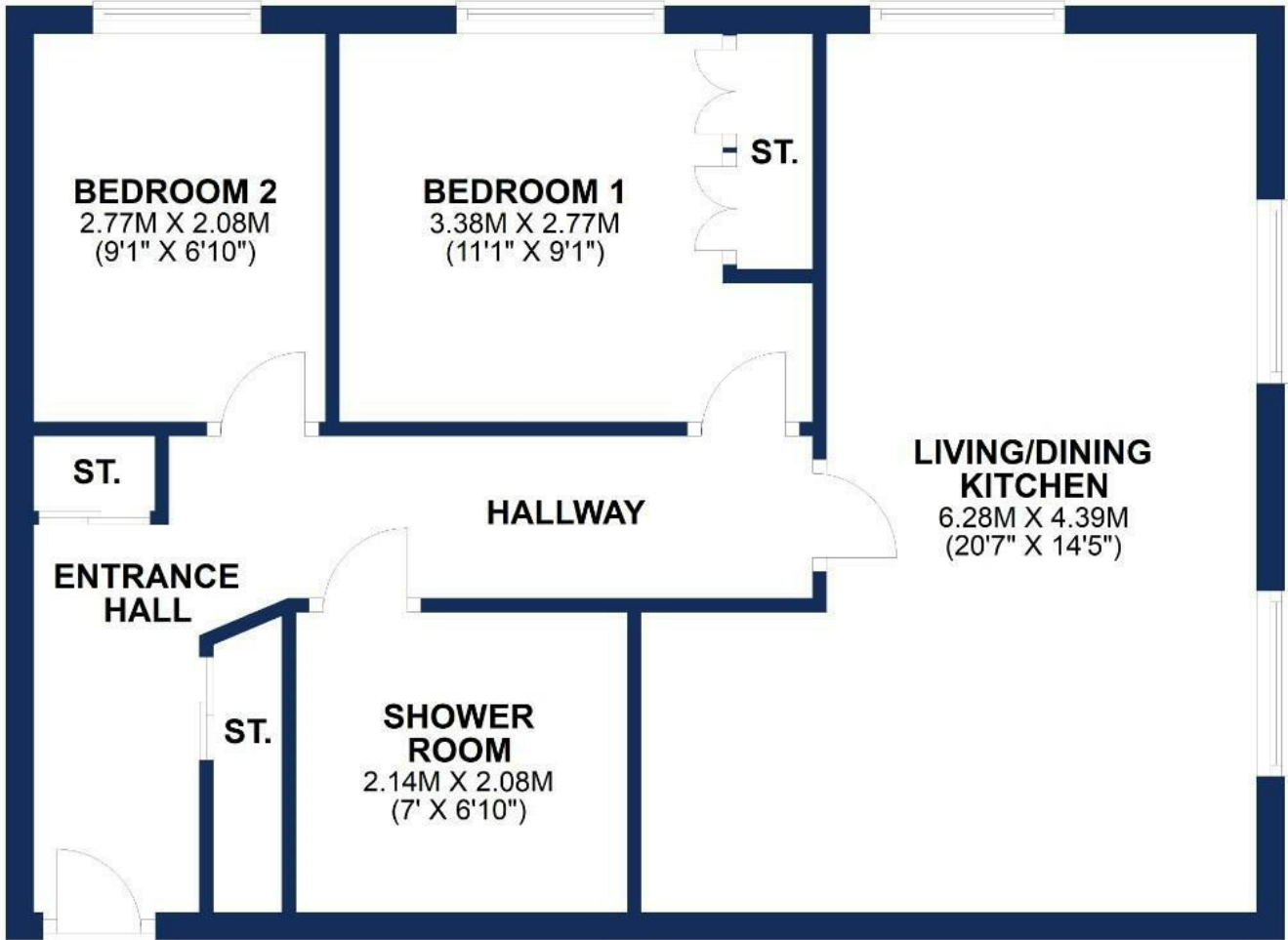
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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FIRST FLOOR

APPROX. 54.8 SQ. METRES (589.8 SQ. FEET)



TOTAL AREA: APPROX. 54.8 SQ. METRES (589.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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