



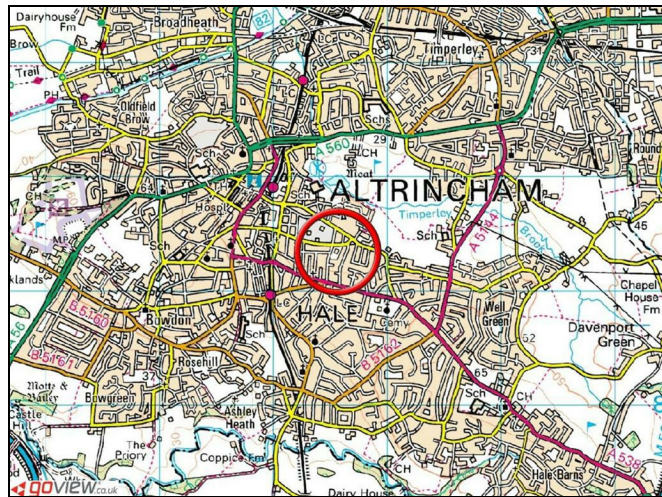
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INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, turning right just before the crossings into Victoria Road. At the end of Victoria Road turn right onto Hale Road and continue for a short distance before tuning left into Queens Road. The St Andrews Court Development will be found at the end of Queens Road on the right hand side.



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

# Flat 55, St Andrews Court Queens Road Hale, Altrincham, Cheshire, WA15 9JF



A WELL PRESENTED FIRST FLOOR RETIREMENT APARTMENT ON A POPULAR DEVELOPMENT CLOSE TO ALTRINCHAM TOWN CENTRE, HALE VILLAGE AND STAMFORD PARK. 420 SQFT.

Hall. Living/Dining Room. Double Bedroom. Shower Room. Lift. Guest Suite. Resident Lounges, Dining Room, Kitchen And Laundry. Gardens. Parking. No Chain.

£97,500

# in detail



A well presented First Floor Retirement Apartment within the popular St Andrews Court development, built by Barratt Homes, enjoying an excellent location within walking distance of both Hale Village, Altrincham Town Centre and with the open space of Stamford Park on the doorstep.

The property extends to some 420 square feet providing an Entrance Hall, Lounge/Dining Room and Kitchen served by a Double Bedroom and Shower Rooms.



As common with Retirement developments, St Andrews Court has safety features to include a 24 hour Management Call-Out, emergency pull cords and waist height easy reach power points, telephone and TV aerial points.

In addition, there are Communal Living, Dining and Kitchen Areas for the use of all the Residents particularly when entertaining family, in addition to overnight Guest Accommodation

One of the most attractive features of the development is the fact that it stands in delightful Communal Gardens, which are laid principally to lawn.

This property is offered for sale with no chain and could be moved into with the minimum of fuss!

Comprising:

Communal Entrance to the impressive Communal Hall. Lift and staircase rising to the First Floor Landing. Private Entrance to Apartment 55.

Entrance Hall with mirror fronted folding doors concealing extensive Cloaks, Storage and Airing cupboard.

Living and Dining Room with window to the front elevation enjoying views over the communal gardens. Coved ceiling. Decorative fireplace feature.

An opening leads to the Kitchen which is fitted with a range of cream coloured base and eye level units with stainless steel handles and worktops, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, grill, four ring induction hob and extractor fan over. There is space for additional kitchen appliances.

Bedroom with built in wardrobes, cupboards and bedside units providing ample hanging and storage space and a window enjoys views over the communal gardens.

Shower Room fitted with a modern white suite and chrome fittings, providing a double width enclosed shower cubicle with pull down seat and electric shower, wash hand basin and WC. Inset mirror. Tiling to the walls.

Externally, in addition to the lovely Communal Gardens there is Guest and Resident Parking facilities.



Economy 7 electric heating.

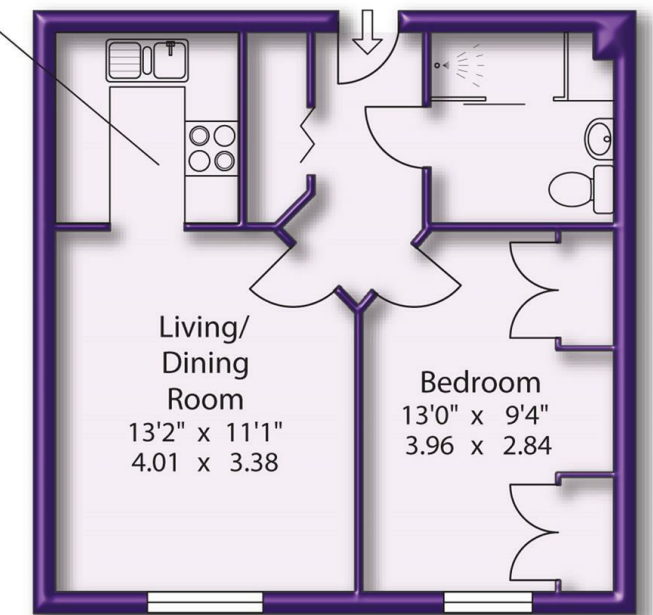
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- Leasehold - Term : 125 years from 1 April 1988 - - Council Tax Band B



Approx Gross Floor Area = 420 Sq. Feet  
= 39 Sq. Metres

Kitchen  
7'0" x 6'10"  
2.13 x 2.08



First Floor