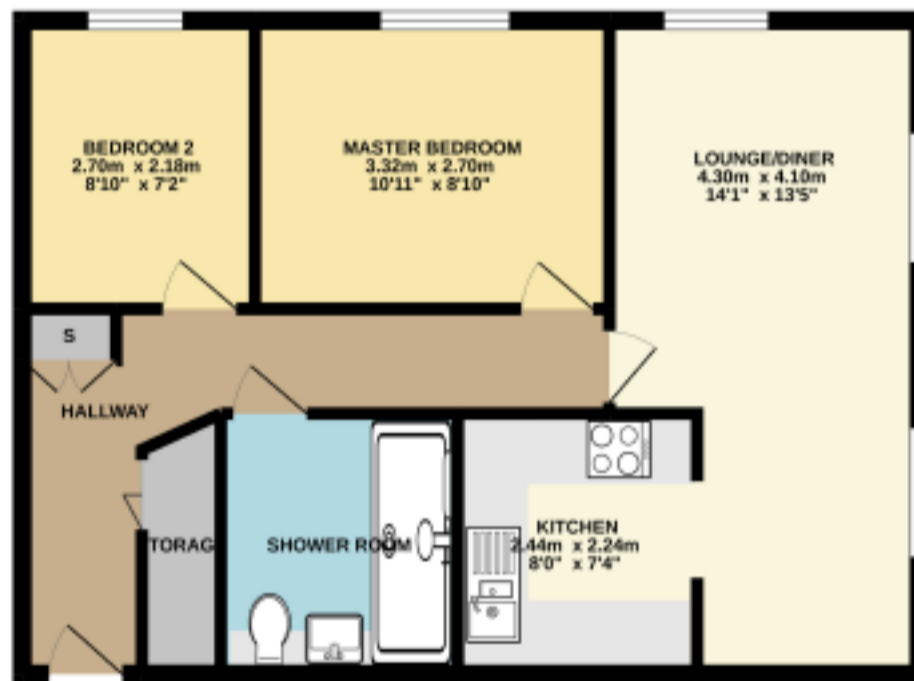




FLAT 17, ST. ANDREWS COURT,
QUEENS ROAD, HALE, CHESHIRE,
WA15 9JF

John N
Hilditch & Co

GROUND FLOOR
51.4 sq.m. (553 sq.ft.) approx.



TOTAL FLOOR AREA: 51.4 sq.m. (553 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and any variations are the responsibility of the purchaser. The purchaser should verify the measurements and details of the property by inspection or otherwise. The vendor does not warrant or guarantee the accuracy of the floor plan.

FLOOR PLANS

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: www.jhilditch.com

NOTICE: John N Hilditch & Co. for themselves and for 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 or lessees, and do not constitute, nor constitute part of, an offer or contract;
 (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 (iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



**FLAT 17, ST. ANDREWS COURT,
QUEENS ROAD
HALE**



Occupying a superb location within this development of retirement apartments, this particular property benefits from a modern kitchen and bathroom and pleasant views from each reception/bedroom over the gardens.

The apartment has the undoubted bonus of backing onto a quadrangle in the centre of the development with ornamental gardens and a fountain, and also has the undoubted bonus of a separate pedestrian access without using the main entrance hallway.

The property itself comprises an impressive communal entrance with lift and staircase to upper floors and whilst this apartment sits on the ground floor it provides easy access to all levels.

The apartment itself which is well presented comprises an L shaped entrance hallway with two storage cupboards, a large principal lounge with kitchen adjacent, two bedrooms and a bathroom. Externally are visitors and residents car parking facilities and beautifully tended communal gardens. The apartment enjoys the use of a delightful southerly facing patio area with lawned garden and shrubs surrounding.

St. Andrews Courts sits within easy striking distance of Hale and Altrincham. Hale's fashionable village lies within two minutes drive and Altrincham with its busy market town centre and regular Metrolink services into Manchester is also within five minutes drive. The urban motorway network and International Airport are close at hand, sporting and recreational facilities abound and the Bollin Valley and Green Belt and National Trust land are also close by.

DIRECTIONS

From the centre of Hale proceed up Westgate to the junction with Hale Road. Continue straight across into Queens Road where the property will be found on the right.

GROUND FLOOR

- HALLWAY
- STORAGE
- KITCHEN 8'0" x 7'4" (2.44 x 2.24)
- LOUNGE/DINER 14'1" x 13'5" (4.30 x 4.10)
- MASTER BEDROOM 10'11" x 8'10" (3.32 x 2.70)
- BEDROOM TWO 8'10" x 7'2" (2.70 x 2.18)
- SHOWER ROOM

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

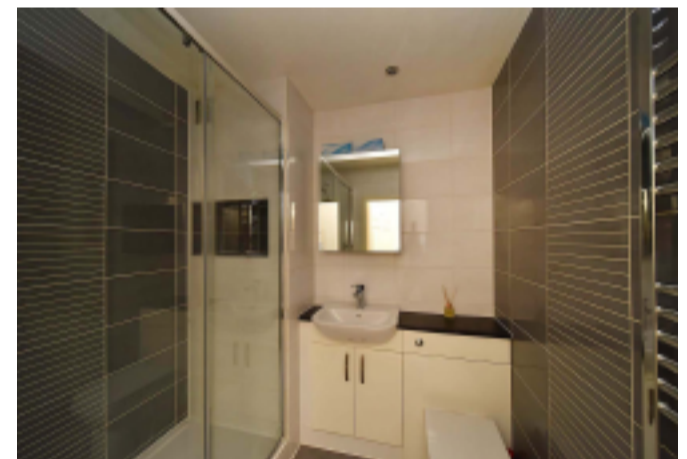
ASSESSMENT:

Trafford Borough Council. Council Tax Band "

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

