

Flat 16, Queen Anne Court, Wilmslow, SK9 1BY

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Queen Anne Court was built by McCarthy & Stone in the late 1990's and it is a three storey purpose built development of retirement apartments situated within short walking distance of the railway station and Wilmslow town centre.

The apartment is situated at first floor level and it is approached from the ground floor with lift access and has two spacious bedrooms with uPVC windows and heating provided by electric heaters and a private balcony of the living/dining room.

Queen Anne Court is designed for retirement living with a minimum age of 60 years. Care is provided through the emergency Careline system which links call points in the bedrooms, bathroom, lounge, kitchen and hallway to the House Manager, or the Careline Control Centre. Each apartment has its own smoke alarm and all flats are fitted with security alarms. High quality communal facilities include a resident's lounge with adjoining kitchen, a laundry and a guest bedroom for relatives or friends. Residents appreciate the security provided by the entry phone system to the building.

The development is set in delightful large communal gardens, which are mainly laid to lawns with parking for visitors and residents close to the entrance.

Ground Floor

Communal Entrance: With residence lounge with adjoining kitchen, guest bedroom, laundry and house manager's office with lift access to the upper floors.

First Floor

Hallway: Ceiling coving, night storage heater, entry phone, large built in storage cupboard housing hot water cylinder with slated shelving, fuse box and electric meters, alarm panel.

Kitchen: 8' 6" x 7' 10" (2.60m x 2.40m) Fitted with range of wall and base units with laminated rolled edged work surfaces to tiled splash backs, inset stainless steel single drainer unit, built in four ring electric hob with extractor hood over, inset fan assisted oven, space for fridge freezer. Electric wall mounted heater, ceiling coving, diagonal spot lights, window to side.

Lounge/Dining Area: 16' 9" x 13' 8" (5.10m x 4.17m) Narrowing to 10'5" Upvc double glazed window to side and French doors to balcony, ceiling coving, power points, television aerial point, wall lights, storage heater, glazed double doors opening onto the kitchen.

Balcony: With wrought iron railings and tiled floor.

Bathroom: 6' 10" x 5' 7" (2.08m x 1.69m) Fitted with a three piece suite comprising of panelled bath with electric Heatrae Sadia shower over with glazed shower screen, inset vanity sink with cupboard below with mirror over with strip light and shaver point over, low level wc, tiled walls, electric wall mounted heater and extractor fan.

Bedroom 1: 15' 5" x 9' 2" (4.71m x 2.80m) Upvc double glazed window to front, ceiling coving, electric wall mounted heater, wall lights, built in mirrored wardrobe with sliding door with hanging rail and shelving. A further built in wardrobe with matching dressing table, telephone point.

Bedroom 2: 13' 9" x 8' 6" (4.20m x 2.60m) Upvc double glazed windows to front and side, ceiling coving, wall lights, electric storage heater, built in double wardrobe with hanging rail and shelving.

Outside: Queen Anne Court is set in delightful communal gardens which are mainly laid to lawn with flower and shrub borders. There is parking for visitors and residence set within the development.

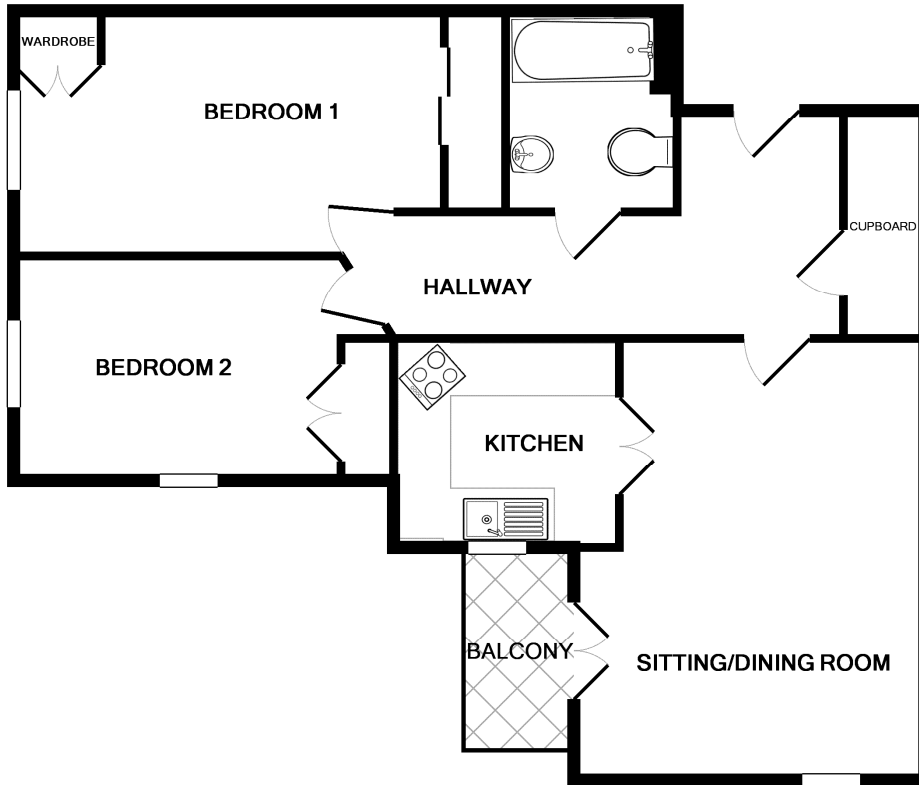
Location: The apartments are conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and amenities. Wilmslow railway station is just close by and provides a regular service to surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.

Directions: From the centre of Wilmslow travel along Station Road passing the railway station on the left hand side under the railway bridge and into Macclesfield Road. Proceed over the bypass and take the next right into Land Lane where Queen Anne Court will be found at the end.

Lease: 125 years from 1 February 1997

Ground Rent: £350 pa

Service charge: TBA



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate



Flat 16 Queen Anne Court,
 Macclesfield Road,
 WILMSLOW,
 SK9 1BY

Dwelling type: Mid-floor flat
 Date of assessment: 10 December 2009
 Date of certificate: 10 December 2009
 Reference number: 9808-9944-6292-7401-7020
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 52 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
<i>Not energy efficient - higher running costs</i>			
		78	82
			73
			74
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	253 kWh/m ² per year	236 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	1.8 tonnes per year
Lighting	£63 per year	£32 per year
Heating	£132 per year	£122 per year
Hot water	£117 per year	£117 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

