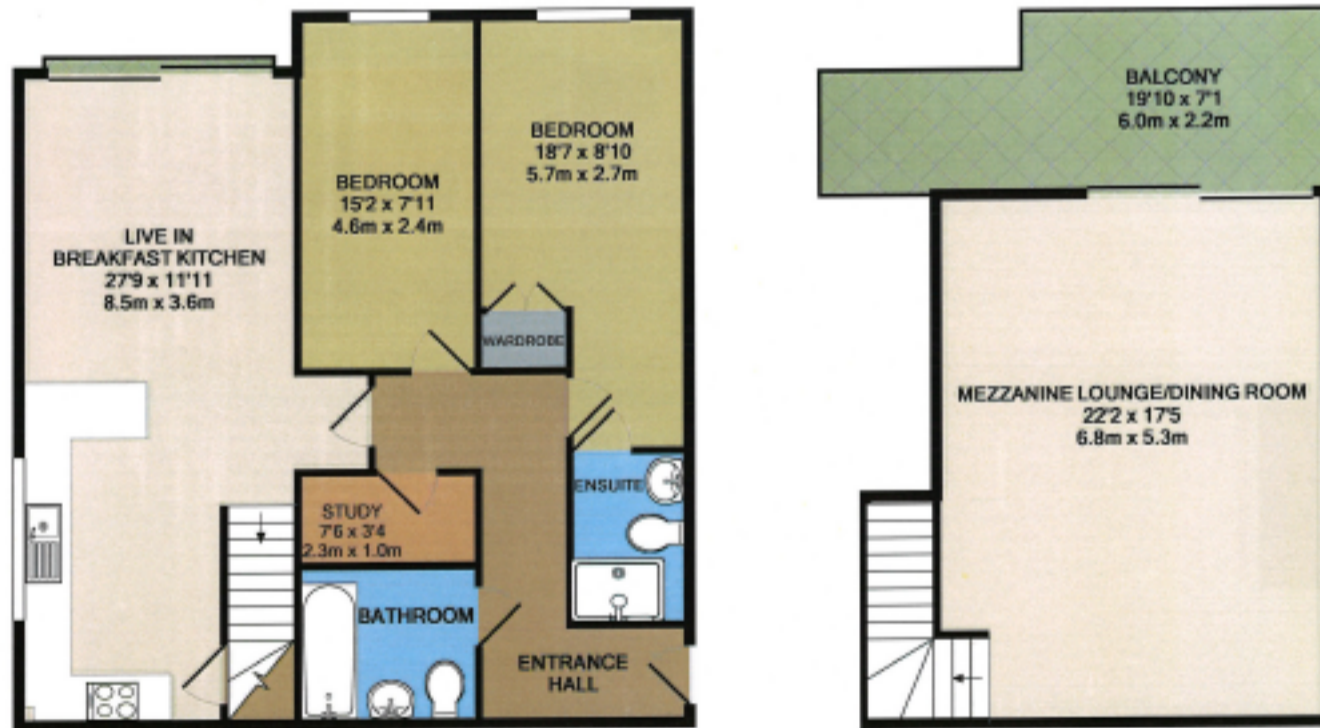




APARTMENT 28, 3 ROMANA SQUARE  
PARK ROAD, TIMPERLEY  
CHESHIRE, WA14 5QB

John N  
*Hilditch & Co*



28 ROMANO SQUARE, PARK ROAD  
TOTAL APPROX. FLOOR AREA 1238 SQ.FT. (115.0 SQ.M.)  
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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**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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APARTMENT 28, 3 ROMANA  
SQUARE, PARK ROAD  
TIMPERLEY



Occupying an excellent location within easy striking distance of both Timperley, Sale Altrincham and Hale a beautifully proportioned split level duplex apartment occupying the upper floors of this contemporary building constructed in 2007.

Briefly the accommodation comprises an impressive electronically gated entrance with concierge service to all apartments, the apartment block itself comprises a communal entrance with entry phone system with staircase to the upper floors.

The accommodation comprises a good sized L shaped entrance hallway with cloakroom, a large live-in breakfast kitchen with a range of contemporary units, bedrooms one and two, an en-suite and a bathroom.

This floor is completed by a good sized study area whilst at upper floor level is a magnificent open plan lounge, vaulted ceiling opening onto a substantial enclosed roof terrace/balcony which provides ample potential for alfresco dining.

Romana Square is set almost equi distant between Timperley and Altrincham. Altrincham's busy market town centre with its Metro system is complemented by Timperley village with its own Metro station which is literally within walking distance of Romana Square. Hale's fashionable village lies within ten minutes drive and the Bollin Valley and Green Belt are also close at hand. Sporting and recreational facilities abound.

**DIRECTIONS**

From the centre of Timperley village proceed along Park Road in the direction of Sale, over the hump back bridge at Timperley Metro station and after approximately two hundred metres, Romana Square will be found on the left hand side.

**SECOND FLOOR**

- ENTRANCE HALL
- CLOAKROOM
- BREAKFAST KITCHEN 27'9" x 11'11" (8.5 x 3.6)
- STUDY AREA 7'6" x 3'4" (2.3 x 1)
- BEDROOM ONE 18'7" x 8'10" (5.7 x 2.7)
- EN-SUITE
- BEDROOM TWO 15'2" x 7'11" (4.6 x 2.4)
- BATHROOM

**THIRD FLOOR**

- LOUNGE/DINING ROOM 22'2" x 17'5" (6.8 x 5.3)
- ROOF TERRACE/BALCONY 19'10" x 7'1" (6 x 2.2)



**SERVICES:**

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

**TENURE:**

**SERVICE CHARGE:**

£125 pcm

**ASSESSMENT:**

Trafford Borough Council. Council Tax Band F

VACANT POSSESSION UPON COMPLETION

**VIEWING:**

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

