



## Holly Bank Court, Woodley, SK6 1BF

A rare opportunity to purchase a beautifully presented, two bedroom apartment within this sought-after development set within attractive communal gardens and just a short walk from Woodley shopping centre and the Railway Station. Situated on the second floor, overlooking the secluded gardens, the accommodation includes an entrance hall with storage, lounge with Juliet balcony, modern fitted kitchen, two good sized bedroom (both with fitted furniture) and a spacious modern bathroom. Outside, there is an allocated parking space in addition to visitor spaces and access to the well-maintained gardens. Tenure: Leasehold. EPC rating: C. Council Tax Band: B.

Asking Price: £160,000





## ENTRANCE HALL

### LOUNGE

16' 8" x 10' 9" (5.08m x 3.27m)



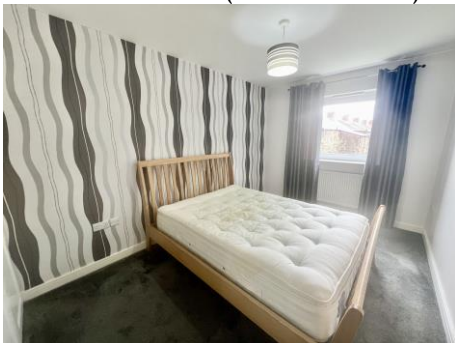
### KITCHEN

10' 8" x 7' 8" (3.25m x 2.34m)



### BEDROOM ONE

15' 10" max x 9' 0" (4.82m x 2.74m)



### BEDROOM TWO

13' 0" x 6' 7" (3.96m x 2.01m)



### BATHROOM

8' 5" x 6' 0" (2.56m x 1.83m)



### SERVICE CHARGE

There is an annual service charge of £1674.48 which buildings insurance, maintenance of the property structure, maintenance and cleaning of communal areas, window cleaning and garden maintenance.

### OUTSIDE

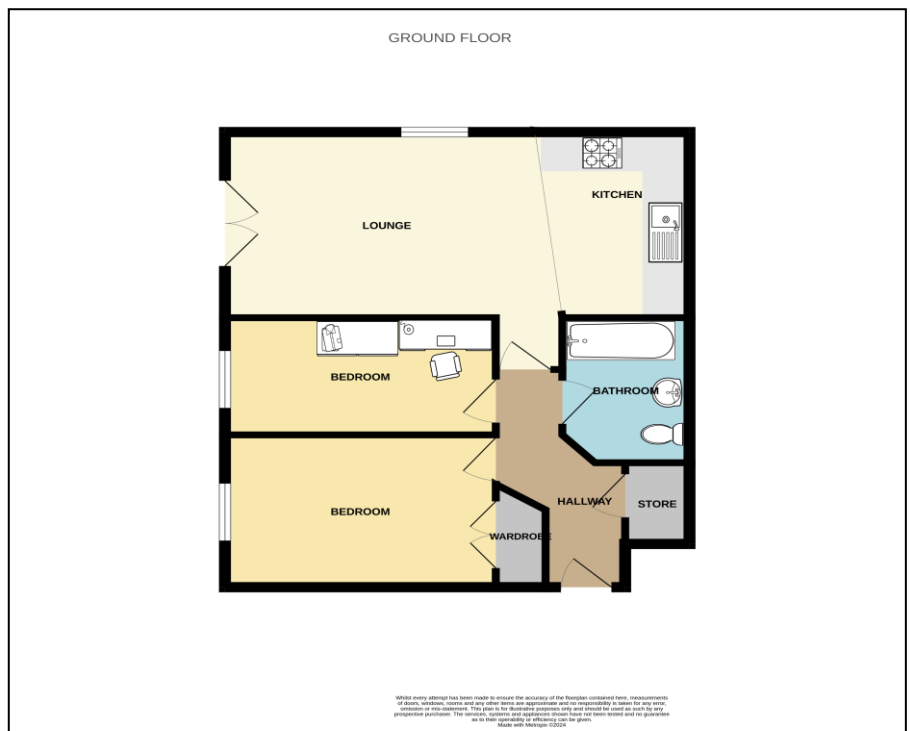
There is an allocated parking space, visitors parking and well-maintained communal gardens.



### VIEWING ARRANGEMENTS

Viewing is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

### ALLOCATED PARKING SPACE



Thomas Lardner Estate Agents, which is a trading name of Romiley Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

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