



## Davies Court, Romiley, SK6 3BG

An attractively located retirement apartment with French windows and a Juliet balcony looking over the colourful communal gardens. Located in this popular complex close to Romiley Village with its independent shops and railway station, the apartment features: Communal entrance, private hallway, lounge with French windows, fitted kitchen with appliances, a double bedrooms with built in wardrobes and a re-modelled wet-room with flat access to the shower. Communal facilities include: House manager, communal lounge, laundry room, guest room, well-tended communal gardens with seating areas, security intercom, emergency pull cords and residents car park.

Price Guide: £118,000



## COMMUNAL ENTRANCE HALL

### ENTRANCE HALL

9' 0" x 3' 7" (2.74m x 1.09m)  
With built-in storage cupboard.

### LOUNGE

16' 9" x 10' 2" (5.10m x 3.10m)



### BREAKFAST KITCHEN

10' 9" x 7' 4" max (3.27m x 2.23m)



## BEDROOM

15' 7" into fitted wardrobe x 9' 7" (4.75m x 2.92m)



## WALK-IN WET ROOM

6' 8" x 5' 3" (2.03m x 1.60m)



## SERVICE CHARGE

There is a service charge payable of £1070.46 every six months which covers items such as buildings insurance, window cleaning, upkeep of the communal areas, house manager, laundry room, emergency pull-cords, security intercom and gardening. The ground rent is £192.50 every six months.

EPC Rating - B

Council Tax Band B

Tenure - Leasehold



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