



40, Park View Court, Romiley. SK6 4QH

Located on the first floor is this superbly presented two bedroom retirement apartment. Found in the heart of Romiley Village in this sought after complex, close to all local amenities and transport facilities, with great central views and a view over Romiley Park, this apartment is sure to create much interest. Featuring: Entrance hall, living room, modern fitted kitchen with certain integral appliances, 2 bedrooms (one with fitted wardrobes) and modern shower room. uPVC double glazing is installed and the communal facilities include:- resident house manager, communal entrance with security intercom, communal lounge, guest flat, well tended communal gardens, emergency pullcords along with residents car park. Take a look - these apartments prove extremely popular.

Tenure: Leasehold. EPC rating C. Council Tax Band C.

Offers in Excess of £180,000



LIVING ROOM

13' 0" x 12' 8" (3.96m x 3.86m)



MODERN SHOWER ROOM

7' 9" x 5' 11" (2.36m x 1.80m)



FITTED KITCHEN

13' 1" x 6' 8" (3.98m x 2.03m)



OUTSIDE



SERVICE CHARGE & TENURE

The current service charge is £3040 pa. (up to March 24) and covers items such as building insurance, window cleaning, upkeep of the communal areas and gardens, emergency pull cords, security intercom and water usage. The property is leasehold with a 125 year lease from 1/12/94. There is an annual ground rent of £291.00.

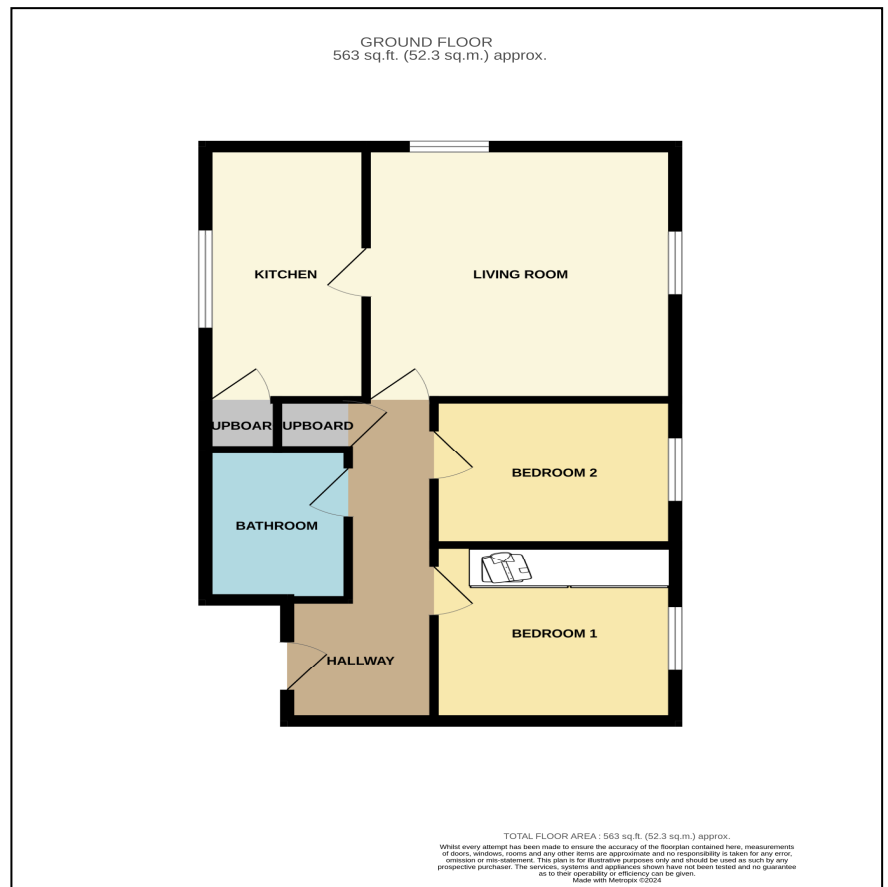
BEDROOM ONE

10' 8" x 9' 1" (3.25m x 2.77m)



BEDROOM TWO

9' 1" x 7' 7" (2.77m x 2.31m)



Thomas Lardner Estate Agents, which is a trading name of Stockport 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.

T709 Printed by Ravensworth 01670 713330