



## Park View Court, Romiley, Stockport, SK6 4QH

Located on the ground floor, close to the main entrance & with views over the gardens & carpark to the rear of the building is this well presented two bedroomed retirement apartment. Featuring: Entrance hall, lounge, fitted kitchen, 2 beds & modern shower room with walk in shower enclosure. Double glazing is installed & the communal facilities include:- resident house manager, communal entrance with security intercom, communal lounge, guest flat, well-tended gardens, emergency pull-cords along with a residents car park. Take a look - these apartments prove extremely popular. EPC rating TBC. Council Tax Band: C. Tenure: Leasehold with 96 years remaining.

Price Guide: £180,000



## COMMUNAL ENTRANCE

## ENTRANCE HALL

## LOUNGE

16' 9" into window x 10' 11" (5.10m x 3.32m)



## KITCHEN

11' 3" max x 6' 0" (3.43m x 1.83m)



## BEDROOM ONE

11' 6" x 10' 2" (3.50m x 3.10m)



## BEDROOM ONE

11' 5" x 7' 0" (3.48m x 2.13m)



## SHOWER ROOM

7' 8" x 6' 0" (2.34m x 1.83m)



## OUTSIDE

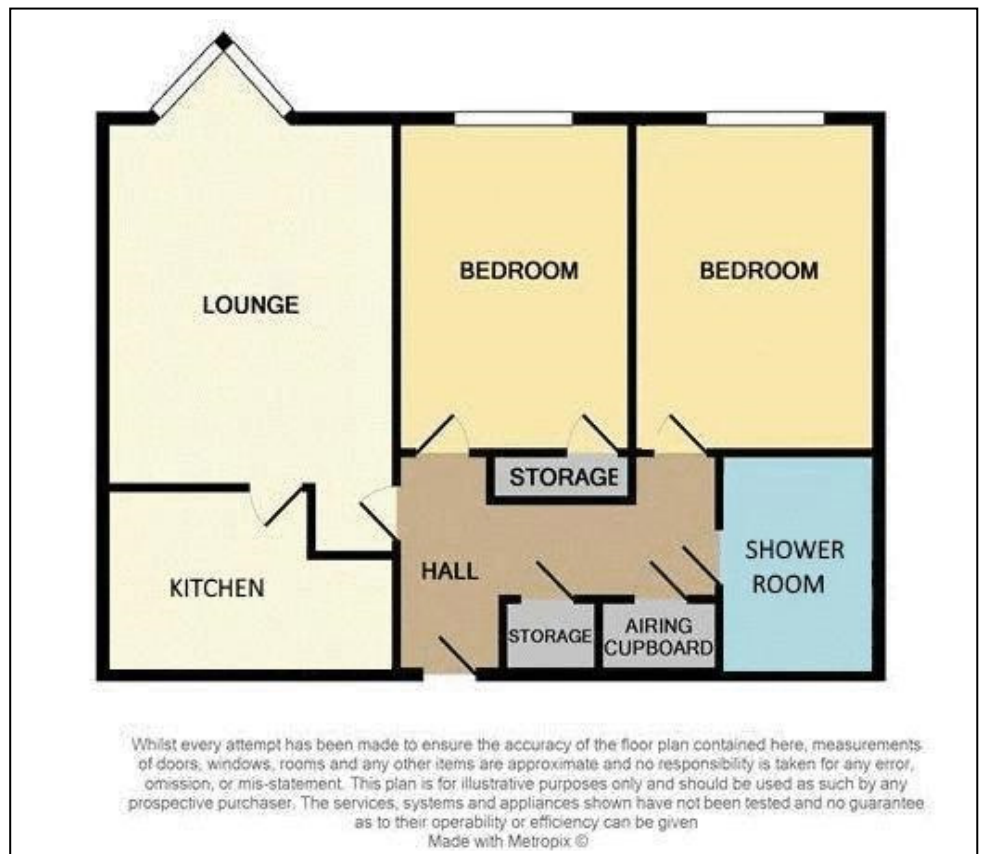
There are well tended communal gardens with seating areas. To the rear of the building is a residents and visitors car park.

## SERVICE CHARGE & TENURE

There is an annual service charge payable of £3040.00 per annum which covers items such as upkeep of the communal areas, resident house manager, gardening, water usage, emergency pull cords, window cleaning and buildings insurance. There is an annual ground rent payable of £291.00. 125 year lease from 1/12/94.

## VIEWING ARRANGEMENTS

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



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