



## 22, Metcalfe Court, Romiley, SK6 3BF

This one bedroom retirement apartment is well presented and is situated on the first floor enjoying an aspect over the gardens to the rear of the complex. The apartment is convenient for Romiley Village and features electric heating and double glazed windows. Featuring: Entrance hall with a large walk in storage cupboard, 23ft 5in lounge/dining room, modern fitted kitchen with oven, hob & extractor, a double bedroom with fitted mirrored wardrobes and a modern shower room. Communal facilities include a residents lounge, house manager, emergency pull cords, laundry room, guest suite, security intercom, well tended gardens and a residents car park. EPC Rating: TBC. Council Tax Band: B. Tenure: Leasehold - 125 year lease from 1/9/03 with £192.50 Ground Rent paid every 6 months.

Price Guide: £110,000 NO CHAIN



### ENTRANCE HALL

7' 4" x 7' 4" widest point (2.23m x 2.23m)



### STORAGE CUPBOARD

6' 7" x 2' 9" (2.01m x 0.84m)

### LOUNGE/DINING ROOM

23' 5" x 10' 9" widest point (7.13m x 3.27m)

### FITTED KITCHEN

7' 7" x 7' 2" (2.31m x 2.18m)



### BEDROOM

15' 3" x 9' 1" (4.64m x 2.77m)



### SHOWER ROOM

6' 9" x 5' 6" (2.06m x 1.68m)

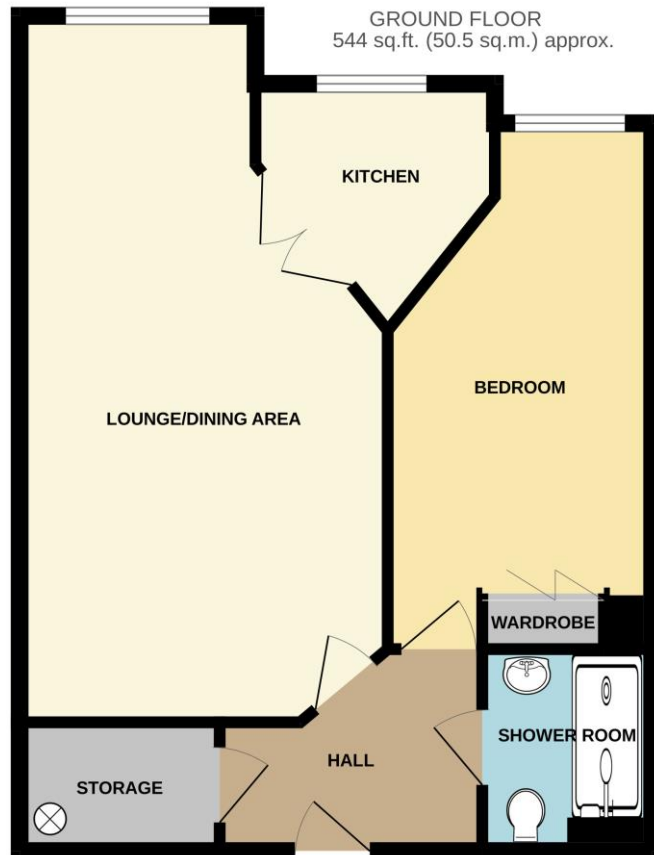
### SERVICE CHARGE & TENURE

There is an annual service charge of £1,691.00 paid twice yearly (£823.70) in advance 1st March and 1st September and an annual Ground Rent of £385.00 Paid twice yearly (£192.50). The service charge covers items such as buildings insurance, maintenance of the communal facilities, house manager, gardening, window cleaning and water costs. The tenure is Leasehold with a 125 year lease commencing 1/9/03.



### VIEWING ARRANGEMENTS

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



TOTAL FLOOR AREA: 544 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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