



Metcalfe Court, Romiley, SK6 3BF

Metcalfe Court is a highly sought-after retirement complex situated close to Romiley Village and Railway Station. This second-floor apartment is conveniently close to the lift and features a communal entrance, private entrance hall, large lounge/dining room, fitted kitchen with integrated oven and hob, a double bedroom with built in wardrobe and shower room. Communal facilities include a house manager, guest room, laundry room, security intercom, emergency pullcords, communal lounge and gardens and residents car park. Offered with no onward chain the apartment is sure to prove popular.

Price Guide: £115,000



ENTRANCE HALL

7' 5" x 7' 0" (2.26m x 2.13m)



STORE ROOM

6' 8" x 2' 10" (2.03m x 0.86m)

LOUNGE/DINING ROOM

23' 6" max x 10' 10" (7.16m x 3.30m)



KITCHEN

7' 7" x 7' 1" max (2.31m x 2.16m)

BEDROOM ONE

15' 8" max x 8' 11" (4.77m x 2.72m)



SHOWER ROOM

6' 9" x 5' 7" (2.06m x 1.70m)

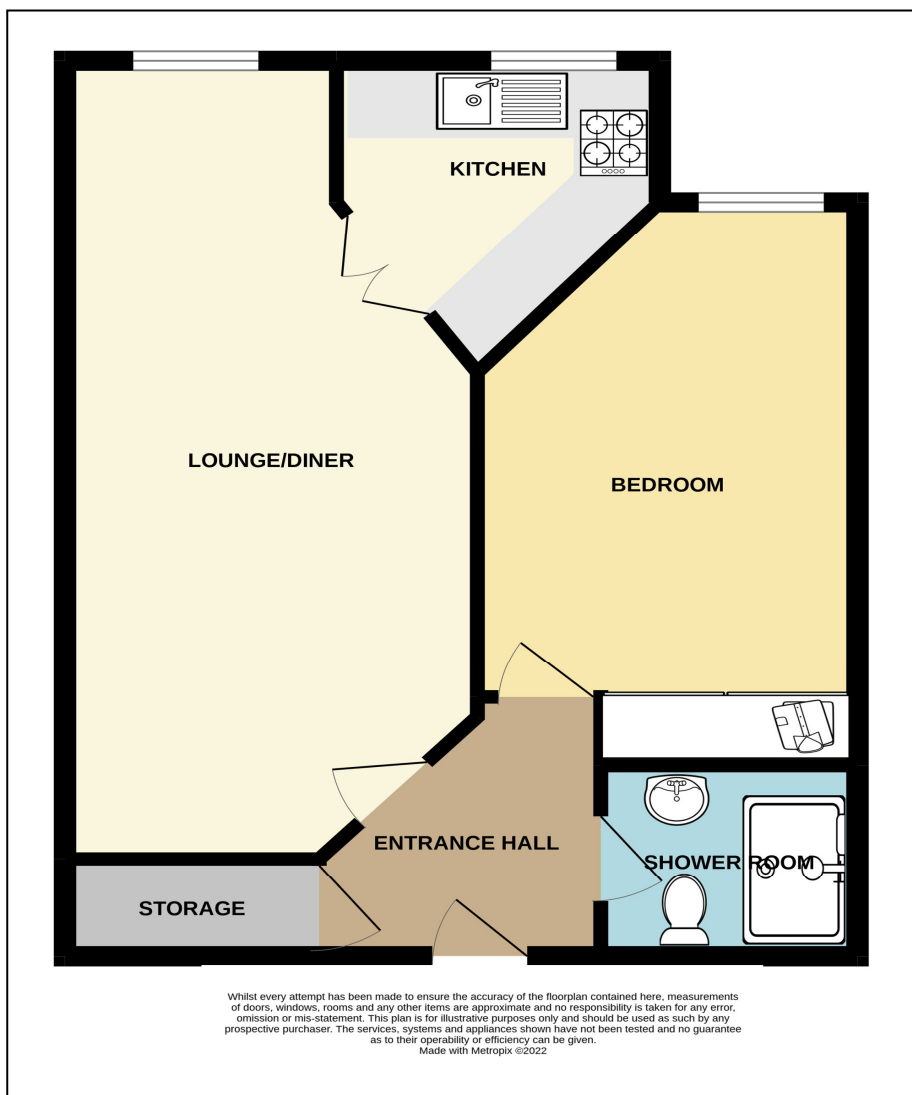
SERVICE CHARGE

There is an annual service charge of £1,647.40 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.

VIEWING ARRANGEMENTS

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

EPC Rating - C



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