



## Park View Court, Central Dive, Romiley

Located on the first floor is this one bedroom retirement apartment which is in need of some cosmetic improvement. Found in the heart of Romiley Village in this sought after complex, close to all local amenities and transport facilities, this apartment is sure to create much interest. Featuring: Entrance hall, lounge, kitchen, 1 double bedroom (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 pull-cords along with residents car park. Tenure: Leasehold

Price Guide: £110,000





## COMMUNAL ENTRANCE

### ENTRANCE HALL

8' 11" x 3' 10" (2.72m x 1.17m)

### LOUNGE

13' 5" x 11' 8" (4.09m x 3.55m)



### KITCHEN

9' 6" x 6' 0" (2.89m x 1.83m)



### BEDROOM ONE

10' 10" x 9' 7" plus wardrobes (3.30m x 2.92m)



## 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

There is an annual service charge payable of £3156 per annum which covers items such as upkeep of the communal areas, resident house manager, gardening, water rates, emergency pull cords, window cleaning and buildings insurance. There is an annual ground rent payable of £291

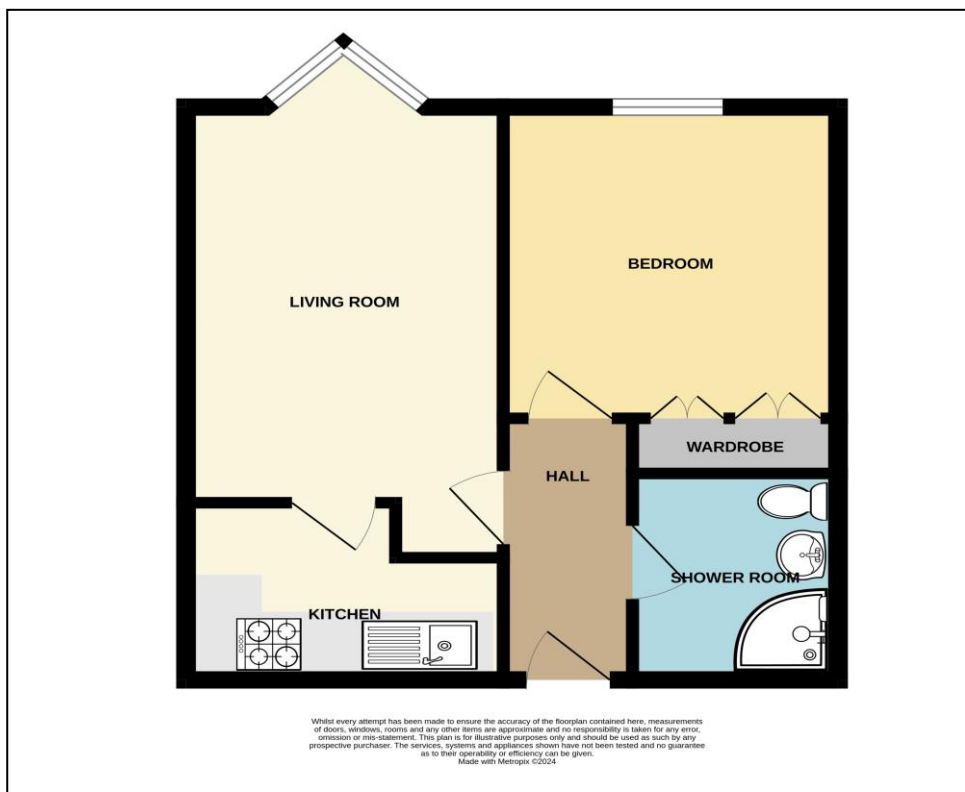
## VIEWING ARRANGEMENTS

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

EPC Rating - B

Council Tax Band B

Tenure - Leasehold - 95 years remaining



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