



2, Harrytown Hall, Romiley. SK6 3BT

This impressive & beautifully presented apartment is located within this Grade Two listed building which in years gone by was a former convent. Set within fabulous lawned gardens, the spacious unique apartment is full of character & is set over 3 floors of this historic building. Offering traditional laid out accommodation that enjoys all the advantages of apartment living. The apartment enjoys its own entrance door accessed via a porch shared with 1 other apartment & features: Entrance hall, 20ft lounge with picture windows, dining room opening to the modern fitted kitchen, bathroom with white suite & 2 double beds. Outside there are magnificent lawned gardens with mature shrubs & trees as well as residents & visitors parking areas. EPC Rated D. Council Tax Band D. Tenure: Leasehold 200 years from 1982. No Ground Rent payable.

Offers in Excess of £240,000



LIVING ROOM

20' 0" x 18' 7" (6.09m x 5.66m)



KITCHEN

8' 5" x 8' 8" (2.56m x 2.64m)



DINING ROOM

14' 7" x 8' 8" (4.44m x 2.64m)



BEDROOM ONE

14' 10" x 9' 5" (4.52m x 2.87m)



BEDROOM TWO

10' 10" x 7' 8" (3.30m x 2.34m)



SHOWER ROOM

6' 0" x 5' 5" (1.83m x 1.65m)



OUTSIDE

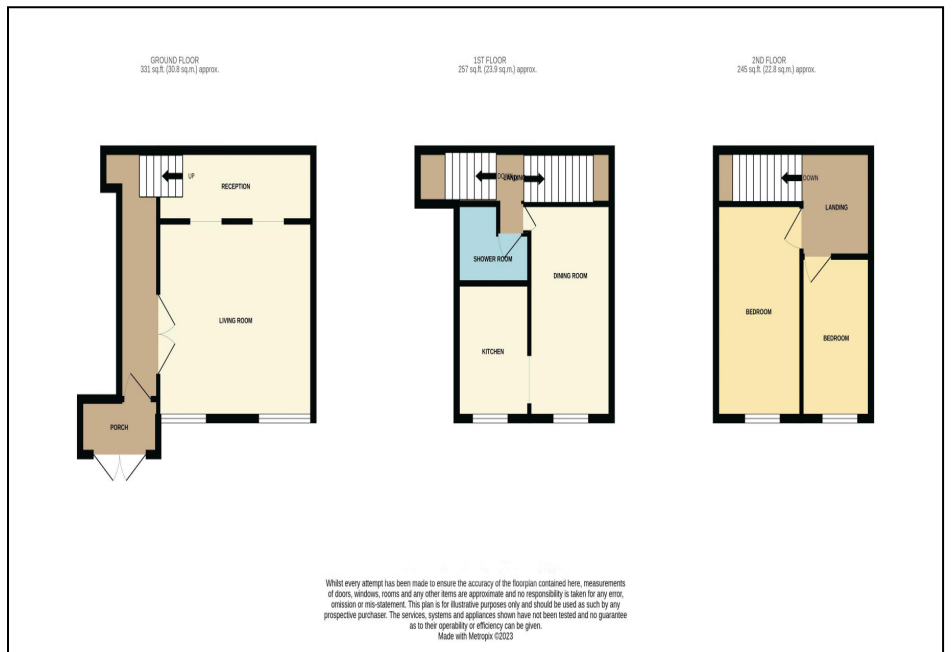


VIEWING ARRANGEMENTS

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

SERVICE CHARGE

There is a service charge payable of £196.00 p.c.m. which covers building insurance, cleaning and maintenance of communal areas, gardening & outside maintenance. Any remainder goes into a sinking fund to cover the cost of shared external repairs.



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.

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