



39 Park View Court, Central Dive, Romiley

Located on the first floor, close to the lift and with views over the gardens and carpark to the rear of the building, is this two bedroomed retirement apartment situated in this ever-popular apartment just a stones-throw from the Village centre. Featuring: Entrance hall, lounge, fitted kitchen, 2 bedrooms and modern shower room with walk in shower enclosure. Double glazing is installed and 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. EPC rating TBC. Council Tax Band: C. Tenure: Leasehold 90 years remaining.

Price Guide: £170,000



COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE

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



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 £3156.00 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 £291.00. Leasehold 125 years from 1/1/90

VIEWING ARRANGEMENTS

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

EPC Rating - TBC

Council Tax Band C

Tenure - Leasehold

KITCHEN

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



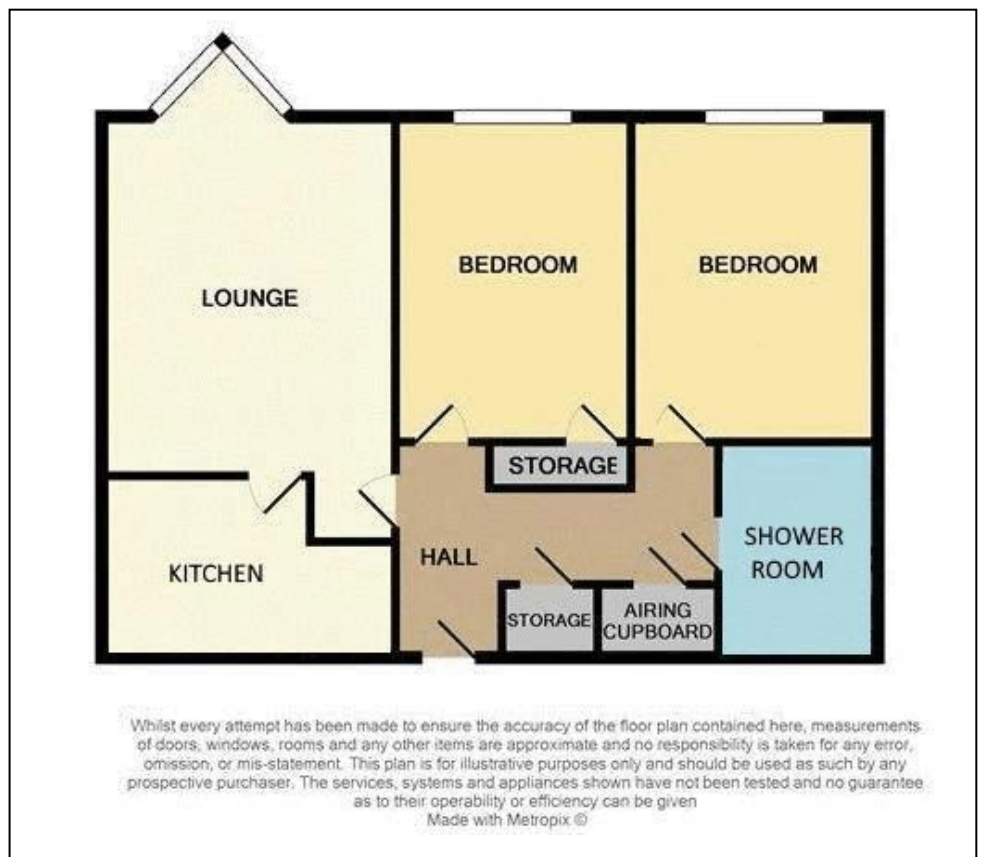
BEDROOM ONE

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



BEDROOM TWO

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



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T709 Printed by Ravensworth 01670 713330