



## Metcalfe Court, Romiley, SK6 3BF

One of the few 2 bedroom apartments in this popular retirement complex with feature high ceilings & picture windows so we expect a high level of interest with viewings essential to appreciate what is on offer here. There are a wealth of communal facilities including:- security intercom, communal lounge, house manager, laundry room, well tended gardens with seating areas, residents car park, & emergency pull cords. This generous sized immaculate apartment is on the first floor & has a 17ft lounge with French doors & Juliet balcony, fitted kitchen, 2 fitted bedrooms & a re-fitted luxury shower/wet room. uPVC double glazing is installed along with an electric heating & the apartment is offered with no onward chain. Located close to Romiley Village with its independent shops, Railway Station & Eateries this is an extremely convenient location.

Price Guide: Offers Over £200,000



**COMMUNAL ENTRANCE HALL  
PRIVATE ENTRANCE HALL**



**LIVING ROOM  
16' 10" x 11' 4" (5.13m x 3.45m)**



**KITCHEN  
9' 0" x 5' 10" (2.74m x 1.78m)**



**BEDROOM ONE  
13' 7" x 9' 2" (4.14m x 2.79m)**



**BEDROOM TWO  
15' 10" x 8' 0" (4.82m x 2.44m)**



**LUXURY SHOWER ROOM**

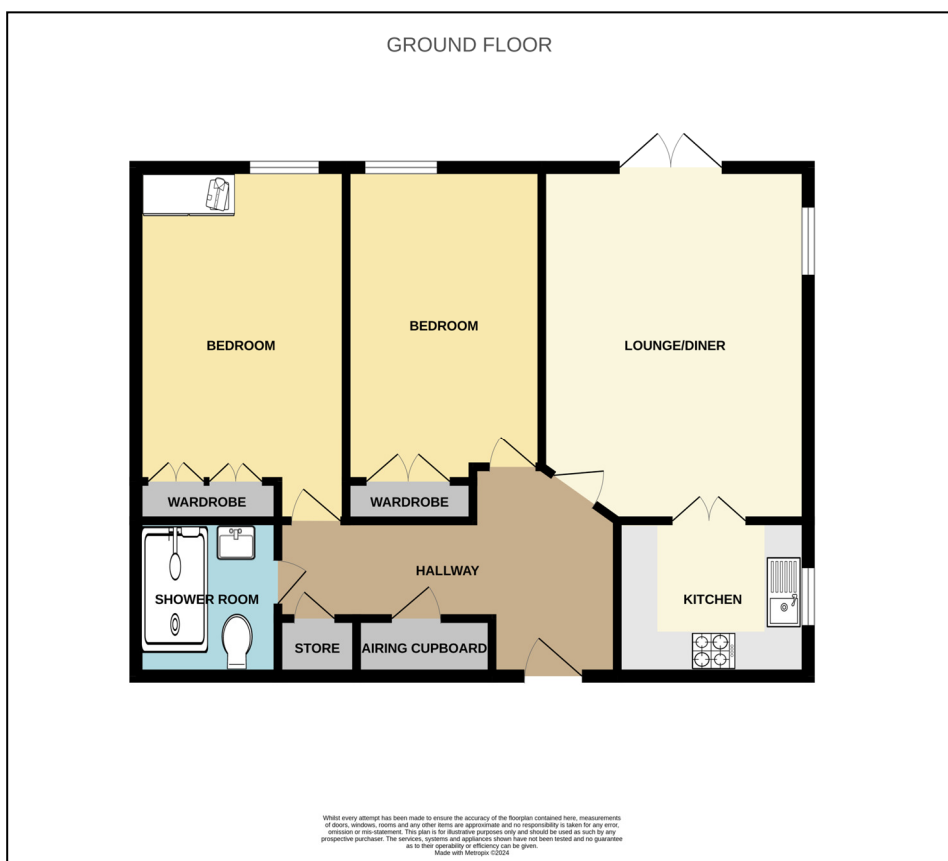


**SERVICE CHARGE & TENURE**  
There is an annual service charge of £3168.76 (1/3/24 - 28/2/25) which covers items such as upkeep of the communal areas, house manager, security intercom, emergency pullcords, laundry room, buildings insurance and water. There is an annual ground rent of £450.00 and the tenure is Leasehold - 125 year lease from 1/9/03.



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

EPC Rating - C  
Council Tax Band C  
Tenure - Leasehold



Thomas Lardner Estate Agents, which is a trading name of Romiley 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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