



45, Park View Court, Romiley, SK6 4QH

Extremely well presented 2 bed second floor retirement apartment located in this sought after complex in the heart of Romiley Village. Close to a range of independent shops & with the railway station, park & theatre on the doorstep this is sure to be a popular choice. Featuring: Communal entrance with security intercom, hall with storage, large lounge with far reaching views, modern fitted kitchen with oven, hob & extractor, 2 beds & modern shower room. Re-decoration & new floor coverings within the last 2 years. The communal facilities include a house manager, communal lounge, residents carpark, well tended gardens with seating areas, lift, emergency pull cords & a guest room. These 2nd floor apartments always prove popular so we would suggest an early viewing if you do not want to miss out. EPC rating: C. Council Tax Band: C.
Price Guide: £174,000



ENTRANCE HALL



LOUNGE

13' 4" x 10' 10" (4.06m x 3.30m)

FITTED KITCHEN

11' 7" x 6' 0" widest point (3.53m x 1.83m)



BEDROOM ONE

11' 7" x 10' 3" (3.53m x 3.12m)



MODERN SHOWER ROOM

BEDROOM TWO

11' 6" x 7' 0" (3.50m x 2.13m)



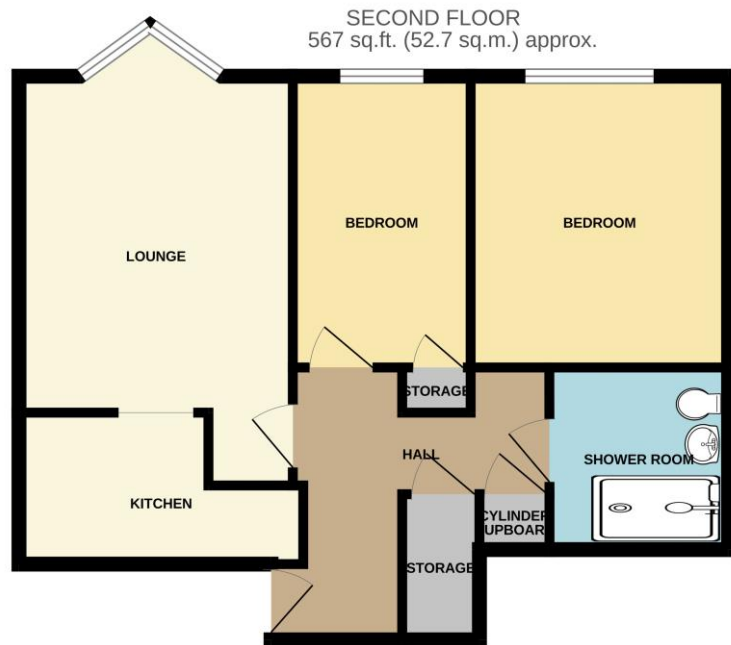
SERVICE CHARGE & LEASE INFORMATION

There is an annual service charge of £3040.00 (1/4/23 - 31/3/24) which covers items such as upkeep of the communal areas, gardening, house manager, emergency pullcords & water usage. The apartment is leasehold with a 125 year lease that started on 1/1/90 with annual ground rent of £291.00.



VIEWING ARRANGEMENTS

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



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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