



31, Park View Court, Central Drive, 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 with 95 years Remaining. Energy Rating: B. Council Tax Band: B.

Price Guide: £100,000



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)



VIEWING ARRANGEMENTS

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

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 £291.00



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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