



## 34, Park View Court, Romiley Village, SK6 4QH

Located in the heart of Romiley Village, this popular retirement complex has a wealth of communal facilities including resident house manager, communal lounge, landscaped gardens, residents parking, emergency pull cords, guest room and communal entrance with intercom. This one bedroom apartment is located on the first floor close to the communal entrance & lounge and features: Entrance hall, lounge overlooking the front of the building, fitted kitchen with oven, hob, extractor, washing machine and fridge, bedroom and shower room. Electric heating is installed along with uPVC double glazed windows. Council Tax Band: B. Energy Rating: C. Leasehold with ground rent of £291.00 per annum and 90 years remaining on the lease.

Price Guide: £120,000 NO CHAIN



**ENTRANCE HALL**

10' 0" x 3' 9" (3.05m x 1.14m)L



**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

**VIEWING ARRANGEMENTS**

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



**LOUNGE**

15' 4" x 10' 0" (4.67m x 3.05m)



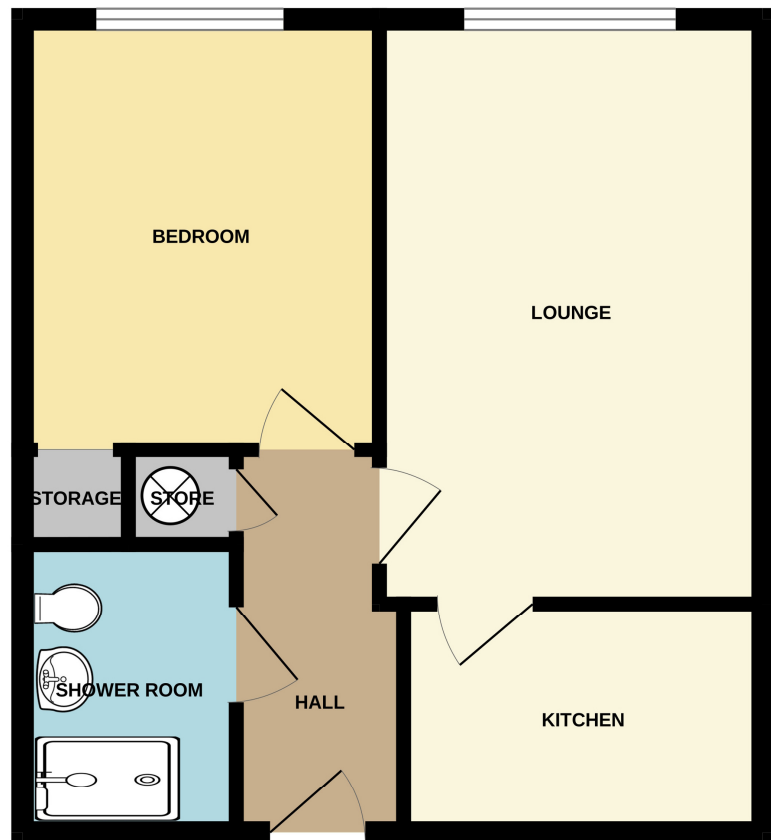
FIRST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

**FITTED KITCHEN**

9' 4" x 6' 0" (2.84m x 1.83m)

**BEDROOM**

10' 5" x 9' 4" (3.17m x 2.84m)



**SHOWER ROOM**

8' 0" x 5' 10" (2.44m x 1.78m)



TOTAL FLOOR AREA: 413 sq.ft. (38.4 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 error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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