



## 28, Park View Court, Romiley. SK6 4QH

Beautifully presented retirement apartment located in the heart of Romiley Village within this sought after complex. The modern apartment has a window in the modern high gloss fitted kitchen and there is a large 19ft 9in lounge/dining area as well as a fitted bedroom and luxury shower room. Located on the first floor the apartment is 'ready to move into' and is offered with no onward chain. There are a wealth of communal facilities including resident house manager, well tended gardens with seating areas, emergency pull cords, security intercom, guest room, communal lounge and residents car park. uPVC double glazing is installed along with an electric heating system. EPC rating: B . Council Tax Band B. Tenure Leasehold with 90 years remaining.

Asking Price of £150,000





### LIVING ROOM

19' 7" x 9' 10" (5.96m x 2.99m)



### FITTED KITCHEN

8' 3" x 6' 6" (2.51m x 1.98m)



### BEDROOM ONE

10' 8" x 9' 0" (3.25m x 2.74m)



### MODERN SHOWER ROOM

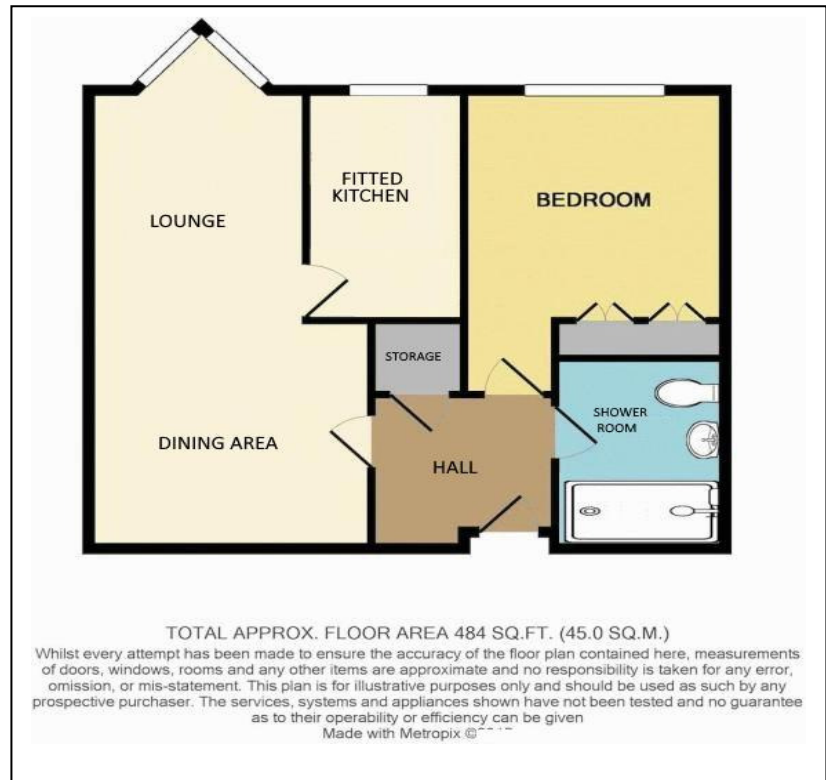
7' 10" x 5' 10" (2.39m x 1.78m)



### OUTSIDE



The current service charge is £3156.00 pa and covers items such as building insurance, window cleaning, upkeep of the communal areas and gardens, emergency pull cords, security intercom and water usage. The property is leasehold with a 125 year lease from 1/1/90. There is an annual ground rent of £291.00.



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