



## 35, Park View Court, Romiley, SK6 4QH

First floor retirement apartment overlooks the front of the building and is close to the main entrance & communal lounge. The sought after development is located in the heart of Romiley Village with its independent shops, railway station & theatre the apartment is well presented with an entrance hall, lounge, fitted kitchen with oven, hob and extractor, modern white shower room, bedroom with fitted furniture and uPVC double glazing. The communal facilities include well tended gardens with seating areas, resident house manager, communal lounge, guest room, security intercom, emergency pullcords and residents parking. Offered with no onward chain. Leasehold with 96 years remaining and £291.00 per annum ground rent. Council Tax Band: B. Energy Rating: TBC

Price Guide: £125,000



**COMMUNAL ENTRANCE  
ENTRANCE HALL**

10' 1" x 3' 4" (3.07m x 1.02m)



**LOUNGE**

15' 4" x 9' 10" (4.67m x 2.99m)



**FITTED KITCHEN**

9' 5" x 6' 0" (2.87m x 1.83m)



**MODERN SHOWER ROOM**

8' 0" x 5' 9" (2.44m x 1.75m)



**SERVICE CHARGE**

The annual service charge is £3033.00 which covers items such as building insurance, upkeep of communal areas, gardening, resident house manager, emergency pullcords and water usage. There is a ground rent of £291.00 per annum and 96 years are remaining on the lease which commenced in December 1995.



**VIEWING ARRANGEMENTS**

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



TOTAL APPROX. FLOOR AREA 420 SQ.FT. (39.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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