



## 56, Metcalfe Court, Romiley, SK6 3BF

An extremely well presented retirement apartment located in this popular complex close to Romiley Village. Found on the second floor, close to the lift and with a sunny aspect and views to the front of the property. Featuring: Communal entrance, private hallway, 23ft 6in lounge/diner with picture window, modern fitted kitchen with oven, hob & extractor, double bedroom with built in mirrored wardrobes & modern shower room with walk in shower with fold down seat. There are a wealth of communal facilities including house manager, communal lounge, laundry room, well tended gardens, residents car park, emergency pull cords & security intercom. This apartment is 'ready to walk into' and must be viewed to be appreciated. Leasehold with 104 years remaining and £385.00 Ground Rent per Annum. Energy Rating: TBC. Council Tax Band: B.

Price Guide: £115,000 NO CHAIN

## ENTRANCE HALL



## STORAGE CUPBOARD

6' 8" x 2' 9" (2.03m x 0.84m)

## LOUNGE/DINER

23' 6" x 11' 0" maximum (7.16m x 3.35m)



## FITTED KITCHEN

7' 6" x 7' 2" widest points (2.28m x 2.18m)

## MODERN SHOWER ROOM

6' 10" x 5' 7" (2.08m x 1.70m)



## BEDROOM

15' 7" to robes x 9' 0" (4.75m x 2.74m)



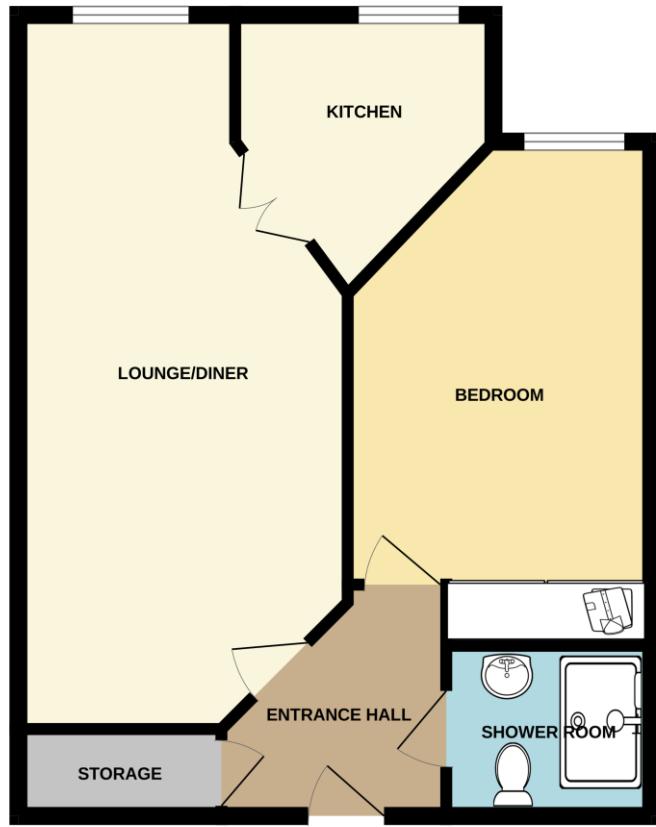
## SERVICE CHARGE & TENURE

There is an annual service charge of £2112.50 paid twice yearly (£1056.25) in advance 1st March and 1st September and an annual Ground Rent of £385.00 Paid twice yearly (£192.50). The service charge covers items such as buildings insurance, maintenance of the communal facilities, house manager, gardening, window cleaning and water costs. The tenure is Leasehold with a 125 year lease commencing 1/9/03.

## VIEWING ARRANGEMENTS

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

SECOND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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. The floorplan is for guidance only and should not 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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