



Lowes House, Rodney Drive. Woodley. SK6 1SL

CHAIN FREE ! A rare opportunity to purchase a beautifully presented, two bedroom apartment within this sought-after development set in an ideal spot for commuting. Just a short walk from Woodley shopping centre and Bredbury and Woodley Railway Station with direct links to Manchester City Centre. Situated on the second floor with a balcony overlooking the village green, the accommodation includes an entrance hall with large storage cupboard, open plan kitchen / living area with balcony, two good sized bedrooms and a spacious modern bathroom. Outside, there is access to the well maintained communal gardens. Tenure: Leasehold 120 years remaining. Ground Rent 100. 00 pounds per annum. 120.00 pounds service charge per month. EPC rating: B. Council Tax Band: B.

Asking Price £170,000

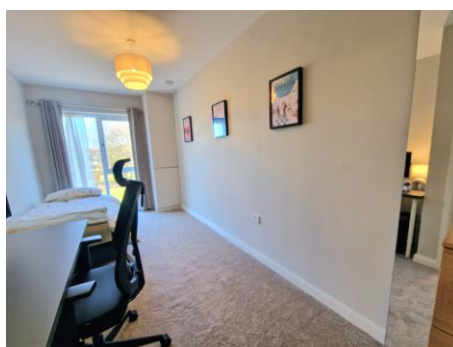


OPEN PLAN KITCHEN / DINER

13' 11" x 9' 3" (4.24m x 2.82m)

**BEDROOM TWO**

15' 10" x 7' 4" (4.82m x 2.23m)

**OUTSIDE****BATHROOM**

9' 0" x 6' 2" (2.74m x 1.88m)

**VIEWING ARRANGEMENTS**

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

EPC Rating -B

TENURE - LEASEHOLD

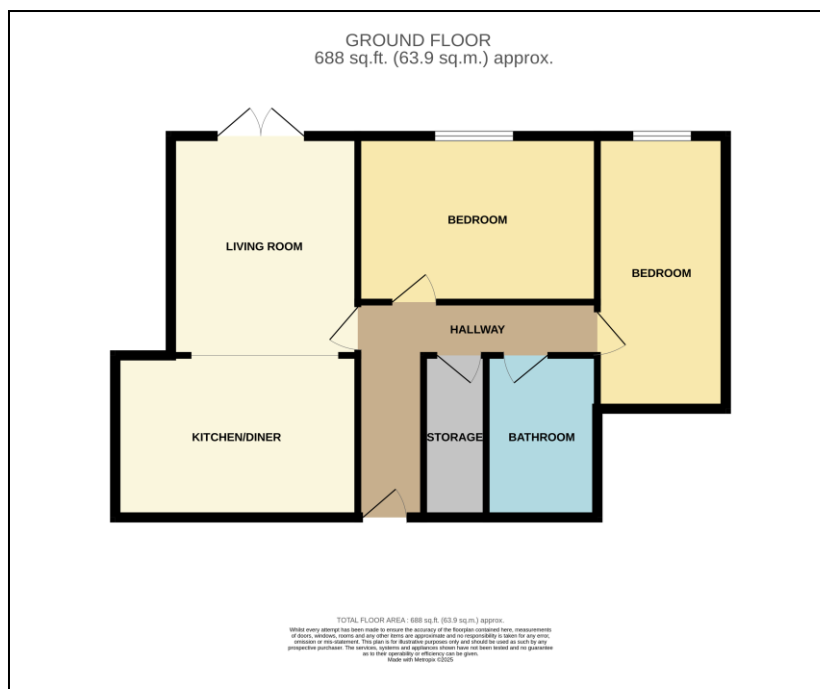
Council Tax Band - B

OPEN PLAN LIVING AREA

12' 11" x 10' 8" (3.93m x 3.25m)

**BEDROOM ONE**

13' 7" x 9' 6" (4.14m x 2.89m)



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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