



Park View Court, Central Dive, Romiley

Located on the second floor, close to the lift and with views over the gardens to the rear of the building and to High Meadows and Heald Wood in the distance, is this two bedroomed retirement apartment situated in this ever-popular development just a stone's throw from the Village centre. Featuring: Entrance hall, **LARGER THAN AVERAGE LOUNGE/DINING ROOM**, fitted kitchen, 2 bedrooms and modern shower room with walk in shower enclosure. Double glazing is installed and the communal facilities include:- resident house manager, communal entrance with security intercom, communal lounge, guest flat, well tended gardens, emergency pull-cords along with a residents car park.

Price Guide: £180,000



ENTRANCE HALL

LOUNGE

15' 3" x 13' 4" max (4.64m x 4.06m)



KITCHEN

11' 4" max x 6' 0" (3.45m x 1.83m)



BEDROOM ONE

11' 5" x 10' 1" (3.48m x 3.07m)



BEDROOM TWO

11' 5" x 7' 1" (3.48m x 2.16m)



SHOWER ROOM

7' 8" x 5' 7" (2.34m x 1.70m)



OUTSIDE



There are well tended communal gardens with seating areas. To the

rear of the building is a residents and visitors car park.

SERVICE CHARGE & TENURE

The current service charge is £3,411.67 pa. (up to April 2026) 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 1/1/1990. There is an annual ground rent of £291.

VIEWING ARRANGEMENTS

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

Council Tax Band: C
EPC rating: C

SECOND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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