



20 The Folds, School Brow, Romiley

FIRST 6 MONTHS SERVICE CHARGE PRE-PAID! Constructed in 2020, The Folds offers luxurious retirement apartments with a comprehensive range of communal facilities and additional services designed to help you make the most of every day in a safe, comfortable and sociable environment. This second floor apartment has proved to be one of the most popular in the development as it is slightly larger than some of the other one bedroom apartments and enjoys an attractive outlook to the rear over the beautifully landscaped gardens and grounds which adjoin the Peak Forest Canal. The accommodation includes a private entrance hall, 22'7" lounge/dining room with adjoining balcony, Cont'd over

Price Guide: £195,000



....modern fitted kitchen, utility storeroom a comfortable double bedroom with fitted wardrobes and a spacious shower room with level-access shower. There is a superb subsidised table-service restaurant, a residents lounge and separate coffee room and the development also offers an activity/craft studio, hairdressing, therapy services and visitors suite. Outside in addition to the beautiful gardens there is a communal carpark and covered mobility scooter storage area. Offered with No onward chain. EPC rating: B. Council Tax Band: C. Tenure: Leasehold with a 125 year lease from 01/01/20 and a Ground Rent/Building Reserve Fund is applicable. Service Charge is £930.31 per month.

COMMUNAL ENTRANCE

ENTRANCE HALL

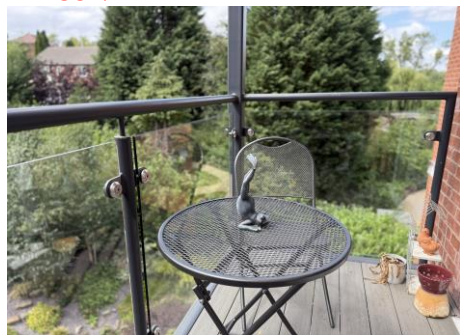
9' 0" max x 6' 9" (2.74m x 2.06m)

LOUNGE/DINING ROOM

22' 7" x 11' 2" max (6.88m x 3.40m)



BALCONY



KITCHEN

10' 3" max x 8' 0" (3.12m x 2.44m)



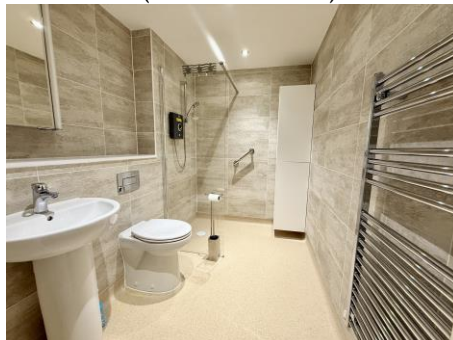
BEDROOM

17' 1" into wardrobes x 11' 3" max (5.20m x 3.43m)



SHOWER ROOM

8' 3" x 6' 0" (2.51m x 1.83m)



OUTSIDE

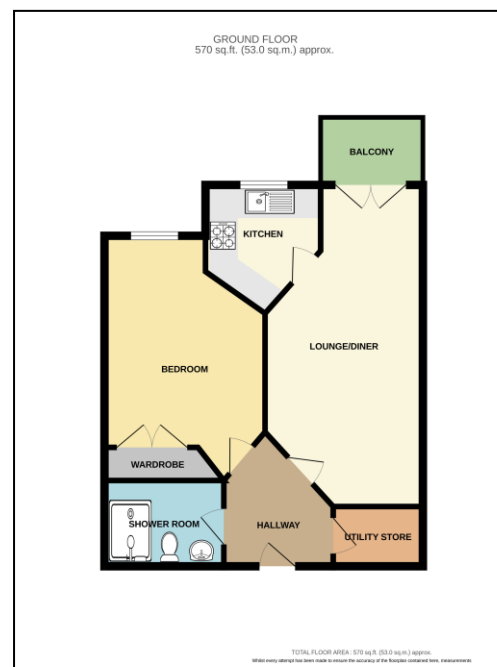


SERVICE CHARGE

The service charge covers items such as upkeep and lighting of the communal areas, 24 hours-a-day resident house manager, gardening, water rates, emergency pull cords/alarm response service, window cleaning and buildings insurance. There is an annual ground rent payable.

VIEWING ARRANGEMENTS

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



Thomas Lardner Estate Agents, which is a trading name of Romiley 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.

T709 Printed by Ravensworth 01670 713330