



**Romana Square, Park Road, Timperley, Cheshire,  
WA14**

**Offers Over: £215,000**

*To be advised*

## Romana Square, Park Road, Timperley, Cheshire, WA14

**\*\* Offered with NO ONWARD CHAIN \*\*** A fantastic opportunity to purchase a stunning TWO DOUBLE BEDROOM first floor apartment with TWO BATHROOMS in the popular Romana Square Development located just off Park Road, Timperley.

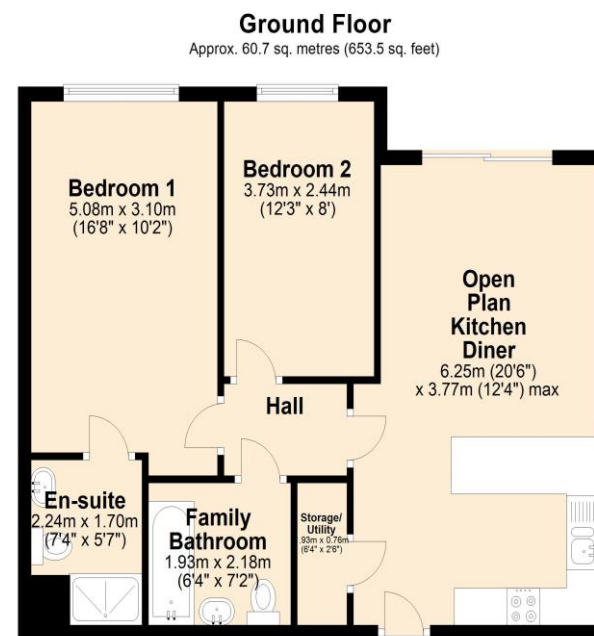
Romana Square is perfectly positioned close to an abundance of amenities including being within walking distance Timperley Metrolink. Easy access to Sale and Altrincham town centres as well as several green spaces such as the canal and Newton Park.

With concierge onsite from 8am - 5pm and access to a health centre which includes a gym area, sauna and steam room this property really boasts those added extras you don't get with every other apartment.

The property itself is located on the first floor, as you enter the property you are met with a bright and airy open plan living/ dining kitchen. The kitchen area is furnished with a range of base and eye level units with roll top work surfaces over and a range of integral appliance including dishwasher and fridge freezer. The living area offers a great space to relax with Juliette balcony providing views over the immaculate communal grounds. There is handy storage/ utility cupboard with shelved storage.

The main bedroom is of a generous size and offers an en-suite bathroom with walk in shower, WC and wash hand basin. There is a further double bedroom and a three piece modern family bathroom.


- Leasehold
- 999 years from 31 January 2005
- EPC Grade C
- Council Tax Band D
- Service Charge £150pcm
- Ground Rent £250pa



Total area: approx. 60.7 sq. metres (653.5 sq. feet)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)	<b>80</b>	<b>80</b>
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.