



Oakwood Hall, Romiley, Stockport

£1,500 pcm



Features

- Luxury 2 Bedroom Ground Floor Apartment
- Set within Historic 'Gothic Hall'
- Private Garden
- 23 Acres of Communal Grounds
- Private Driveway & Allocated Parking
- Amazing Views over Marple Dale
- Modern Light Grey Shaker Style Kitchen with Granite Worktops
- Integrated Appliances
- Stylish Shower Rooms
- Unfurnished Accommodation

Full Description

A luxury 2-bedroom, 2-bathroom ground floor apartment situated within a spectacular 'Gothic Hall' with 23 acres of communal grounds. This contemporary home also has a private garden with amazing views across Marple Dale.

The apartment is one of eight luxury apartments recently created within a Gothic styled mansion, originally built in 1845 and recommissioned in 2019. Oakwood Hall is set within 23 acres of communal grounds, which in turn are

surrounded by ancient woodland, the Peak Forrest canal, the River Goyt and Marple Dale beyond. The property is approached from a long sweeping private treelined driveway leading to the Hall where there is a large, shared parking area adjacent to the building.

Contemporary decorated throughout with white and light grey walls, engineered timber flooring and modern kitchen and bathroom fixtures compliment this apartment throughout. The property is fitted with gas central heating and double glazing.

ACCOMMODATION:

This property benefits from its own private entrance.

From your private garden, you enter home into a superb open-plan living room. The spacious living room showcases a brick vaulted ceiling and two French Doors leading to the private garden. To the end of the room is a contemporary shaker style light grey kitchen with granite worktops and integrated appliances.

There are two double sized bedrooms, the master having the benefit of an en-suite shower room. A separate shower is provided, with both sharing quality contemporary fittings and wall tiling.

A private garden provides fabulous, elevated countryside views over Marple Dale. This is a brilliant space for outside seating, dining or entertaining.

LOCATION:

Although set in 23 acres of grounds and surrounding by ancient woodland and countryside, the property is minutes away from the heart of Romiley village where you can find everything you will require including shops, bars, restaurants, cafés, theatre, swimming baths & gym and much more.

For commuters, Romiley train station can get you into Manchester city centre within 20 minutes and the M60 motorway network is only a couple of miles down the road.

REFERENCING:

To pass professional tenancy referencing, a single or combined annual private income is required to be in the region of £45,000.

Where a Guarantor is required, a suitable UK Guarantor will be required with an income in the region of £45,000 to £54,000 pa.

Other reference terms and conditions may apply.

ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently B

COUNCIL TAX BAND:

Band: D

PROPERTY CONSTRUCTION:

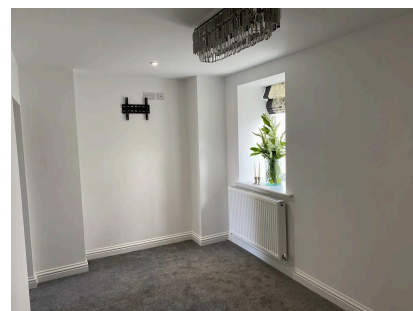
Stone Walls / Slate Roof

ROOM SCHEDULE & MEASUREMENTS:

Kitchen – 1.85m x 4.08m

Lounge – 4.66 x 7.68m

Bed 1 – 2.34m x 4.41m



En-suite – 1.70m x 2.77m

Bed 2 – 5.39m x 2.37m

Bathroom – 2.13m x 2.77

UTILITIES:

Payment Responsibility: Tenant

Electricity Supply: Mains Grid

Water Supply: Mains

Sewage: Mains

Heating: Gas

Broadband Type: Standard / Superfast / Ultrafast Fibre

Broadband Download MBPS: Std: 7 / SF: 39 / UFF: 1000

Broadband Upload MBPS: Std: 0.80 / SF: 8 / UFF: 220

Mobile Signal: Voice – Yes / Data Yes

Reference Checker: www.checker.ofcom.org.uk

PARKING:

Allocated Parking

RESTRICTIONS:

Maximum number of residents/occupants: Two

The Landlord has requested No Pets & the Head Lease prohibits pets from the property

ACCESSIBILITY:

Accessibility benefits include: Lateral Living.

FLOOD RISK:

Flooded in last 5 years: No

Flood Source: N/A

Flood Defences: No

TENANCY OFFER:

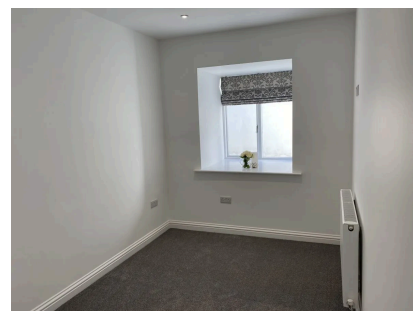
The property will be offered with a fixed-term 12 month assured short-hold tenancy agreement.

TENANT FEES & COSTS:

The rent asked does not include certain Fees & Costs. The following charges may apply depending on the property you select and your circumstances.

They include:

- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium: One off payment equal to one weeks rent: £ POA.
- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed by the Landlord, capped at: £ 50.00 or reasonable written costs incurred if higher.
- Early Termination Charge: Payments associated with early termination of the tenancy, when requested by the tenant and ONLY if agreed by the Landlord, equal to the loss of rent from the void period: £ By Calculation.
- Late Rent Payment: For late payment of rent, a charge equal to 3% above the Bank of England base rate in interest on the late payment of rent from the date the payment is missed until paid, will be charged: £ By Calculation.
- Loss of Keys & Access Fobs: For the loss of Keys, Access Fobs or similar Security Devices, a reasonable written evidence-based cost will be charged: £ At Cost.



- Household Payments: There will be contractual clauses within the Tenancy Agreement for the Tenant to be responsible and liable for the payments of all Utilities charges; Communication Services; TV Licence and Council Tax, to appropriate third-parties for the duration of the contractual Tenancy term: £ At Cost.

RIGHT TO RENT:

- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.
- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing proof of identification and proof of residency at the point of submitting an application to rent.

VIEWING ARRANGEMENTS:

Viewing is strictly by appointment through O'Connor Bowden. For all enquires and viewing appointments, please telephone the office.

WEBSITE REFERENCE:

20214

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Contact Us

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SERVICES:

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before

embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded