



## Metclafe Court, Romiley. SK6 3BF

This attractively located, first floor retirement apartment with windows looking over the communal gardens. Located in this popular complex close to Romiley Village with its independent shops and railway station, the apartment features: Communal entrance, private hallway, living room with fitted kitchen, a double bedroom with built in wardrobes and a modern bathroom. Communal facilities include: House manager, communal lounge, laundry room, guest room, well tended communal gardens with seating areas, security intercom, emergency pull cords and residents car park. Offered with no onward chain. Tenure: Leasehold. Council Tax Band: B. EPC rating: to follow.

Asking Price £110,000



## LIVING ROOM

27' 10" x 10' 9" (8.48m x 3.27m)



## WET ROOM / SHOWER

6' 9" x 5' 9" (2.06m x 1.75m)



## LAUNDRY FACILITIES



## KITCHEN

7' 7" x 7' 0" (2.31m x 2.13m)



## OUTSIDE

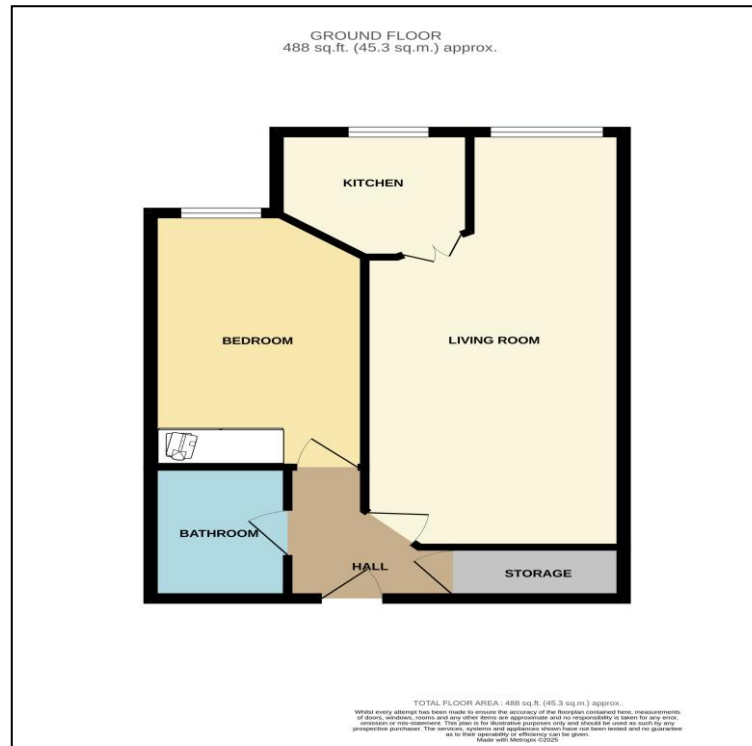


## VIEWING ARRANGEMENTS

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

## MASTER BEDROOM

15' 0" x 9' 0" (4.57m x 2.74m)



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.

T709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents  
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA  
0161 494 5136  
enquiries@thomaslardner.com  
www.thomaslardner.com