



## Underhill, Romiley, SK6 4BG

A well presented two bedroom second floor apartment in the heart of Romiley Village close to the Railway Station. The apartment offers generous sized accommodation and is sure to suit a range of buyers including somebody downsizing, first time buyers or buy to let investors. Featuring: Communal entrance with security intercom, private entrance hall with plenty of storage, living room, fitted kitchen, two bedrooms and bathroom with white suite. Gas central heating is installed along with uPVC double glazing and outside there is a parking area and communal gardens. Offered with no onward chain. Tenure: Leasehold. EPC rating C. Council Tax Band: A.

Price Guide: £150,000





### ENTRANCE HALL

### LIVING ROOM

13' 9" x 12' 7" (4.19m x 3.83m)



### KITCHEN

10' 11" x 8' 2" (3.32m x 2.49m)



### BEDROOM ONE

12' 2" x 10' 7" (3.71m x 3.22m)



### BEDROOM TWO

10' 11" x 6' 7" (3.32m x 2.01m)



### BATHROOM

6' 1" x 6' 1" (1.85m x 1.85m)



### OUTSIDE

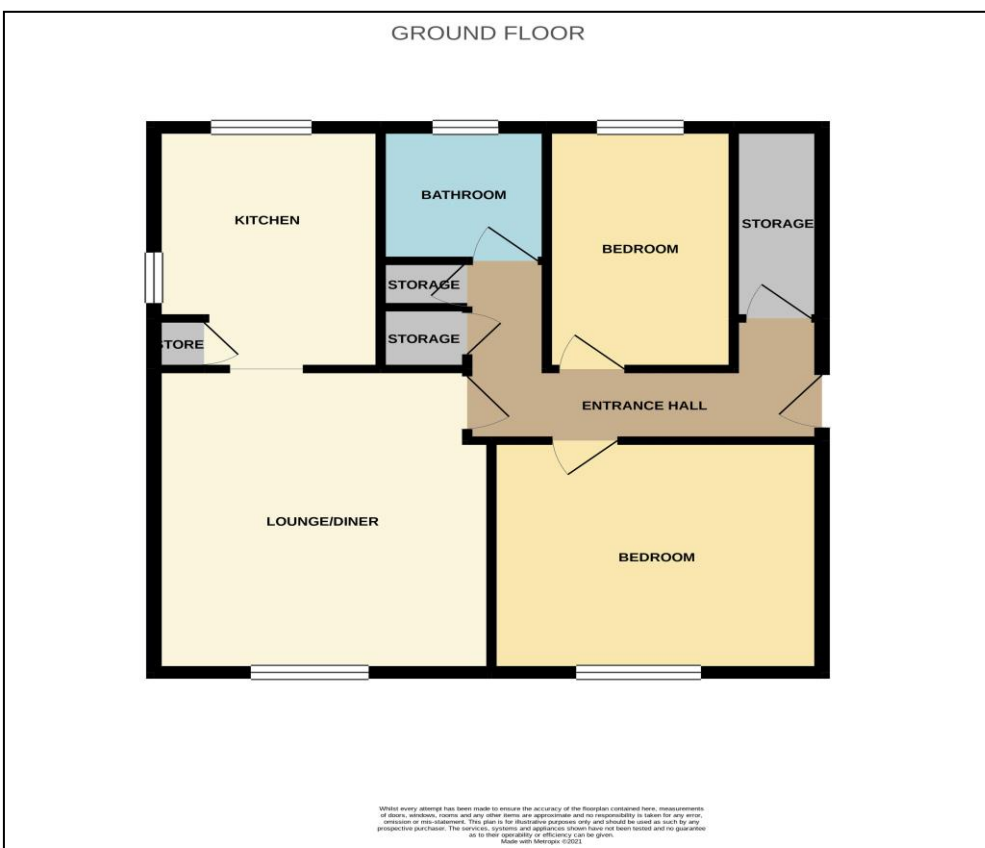


### SERVICE CHARGE

The property is Leasehold with a 250 year lease that started in February 2015. There is an annual service charge of £968 (2025/26) that includes buildings insurance, maintenance of all communal areas and car park, gardening and the telephone intercom.

### VIEWING ARRANGEMENTS

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



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