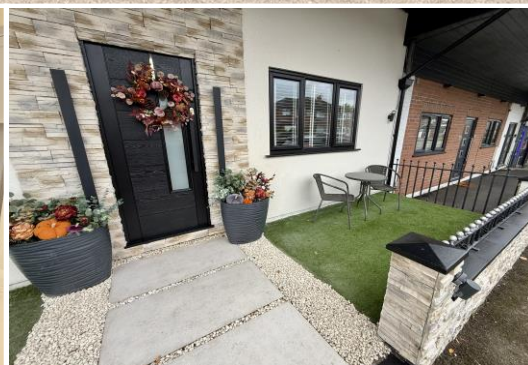




Clapgate, Romiley, SK6 3DG

A well-presented two-bedroom ground-floor flat offering spacious and stylish accommodation with a contemporary feel throughout. The property features an entrance hall, an impressive open-plan dining/kitchen with central island and plenty of space for both relaxing and dining in addition to an adjoining living room. There are two bedrooms and a distinctive modern bathroom with freestanding bath and twin wash basins. Outside is an attractive small front garden/seating area. A spacious and individual home that should be viewed to fully appreciate the accommodation on offer. Council Tax Band: B. Tenure: Long Leasehold. EPC rating: to follow.

Asking Price: Offers Over £225,000



ENTRANCE HALL

7' 9" x 4' 5" (2.36m x 1.35m)

LIVING ROOM

18' 2" x 10' 0" (5.53m x 3.05m)



OPEN-PLAN DINING KITCHEN

18' 2" x 14' 9" (5.53m x 4.49m)



BEDROOM ONE

18' 6" x 10' 9" max (5.63m x 3.27m)



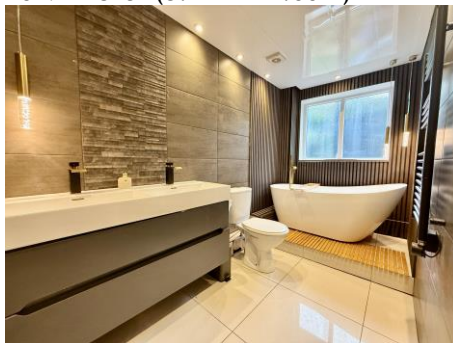
BEDROOM TWO

10' 10" x 8' 6" max (3.30m x 2.59m)



LUXURY BATHROOM

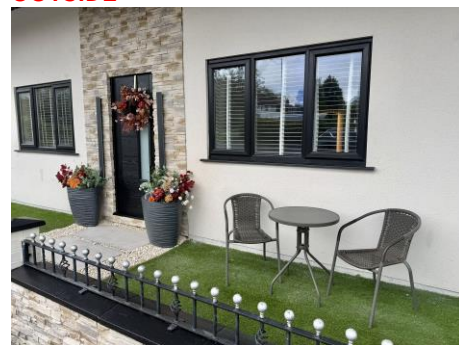
10' 9" x 5' 3" (3.27m x 1.60m)



LEASE DETAILS

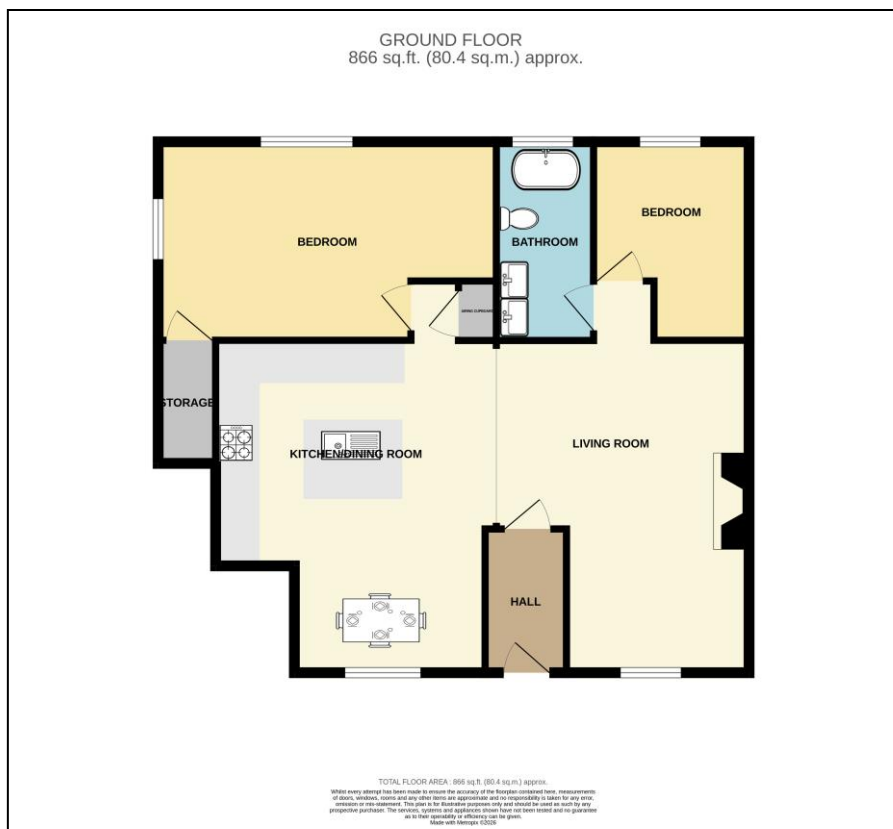
The property is held on a 999 year lease that commenced on 20 October 1965. The annual Ground Rent is £15.

OUTSIDE



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.

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