



## Chamberlain Gardens, Bredbury, SK6 1BR

A well presented modern second floor apartment situated within a popular development close to Bredbury railway station. With the benefit of gas fired central heating and double glazed windows the apartment includes an entrance hall, living room with Juliet Balcony, modern fitted kitchen with integrated oven and hob, two double bedrooms and a luxury bathroom with shower cubicle in addition to the bath. Outside there are attractive communal gardens with children's play area along with an allocated parking space and visitor's parking. Tenure: Long Leasehold. Council Tax Band: B. EPC rating: C

Price Guide: £150,000

## ENTRANCE HALL

## LOUNGE

15' 8" x 10' 8" (4.78m x 3.25m)



## KITCHEN

12' 9" x 5' 7" (3.89m x 1.7m)



## BEDROOM ONE

14' 2" overall x 9' 9" (4.32m x 2.97m)



## BEDROOM TWO

9' 0" x 7' 8" (2.74m x 2.34m)



## BATHROOM

A luxury modern bathroom with 3 piece white suite in addition to a separate shower cubicle.



## LEASE & SERVICE CHARGE

The property is leasehold (999 years from January 2005) with an annual ground rent of £175. The service charge is £90 per month which covers the maintenance of communal areas along with buildings insurance.

## VIEWING ARRANGEMENTS

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

GROUND FLOOR



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