



58 Metcalfe Court, Romiley, SK6 3BF

An well presented retirement apartment situated within this highly sought-after development, conveniently close to Romiley Village. Located on the second floor, close to the lift, the apartment enjoys a sunny aspect with pleasant views to the front. Comprising: communal entrance, private hallway, lounge with feature fireplace and picture window, modern fitted kitchen with oven, hob and extractor, double bedroom with built-in mirrored wardrobes, and a modern shower room. Residents benefit from an excellent range of communal facilities including a house manager, residents' lounge, laundry room, well-maintained gardens, residents' parking, emergency pull cords and security intercom. Tenure: Leasehold. Council Tax Band: B. EPC rating: to follow.

Price Guide: £190,000



COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL



LIVING ROOM

23' 4" x 10' 9" max (7.11m x 3.27m)



KITCHEN

8' 0" x 7' 7" (2.44m x 2.31m)



BEDROOM ONE

14' 5" x 8' 11" max (4.39m x 2.72m)



MODERN SHOWER ROOM

6' 10" x 5' 6" (2.08m x 1.68m)

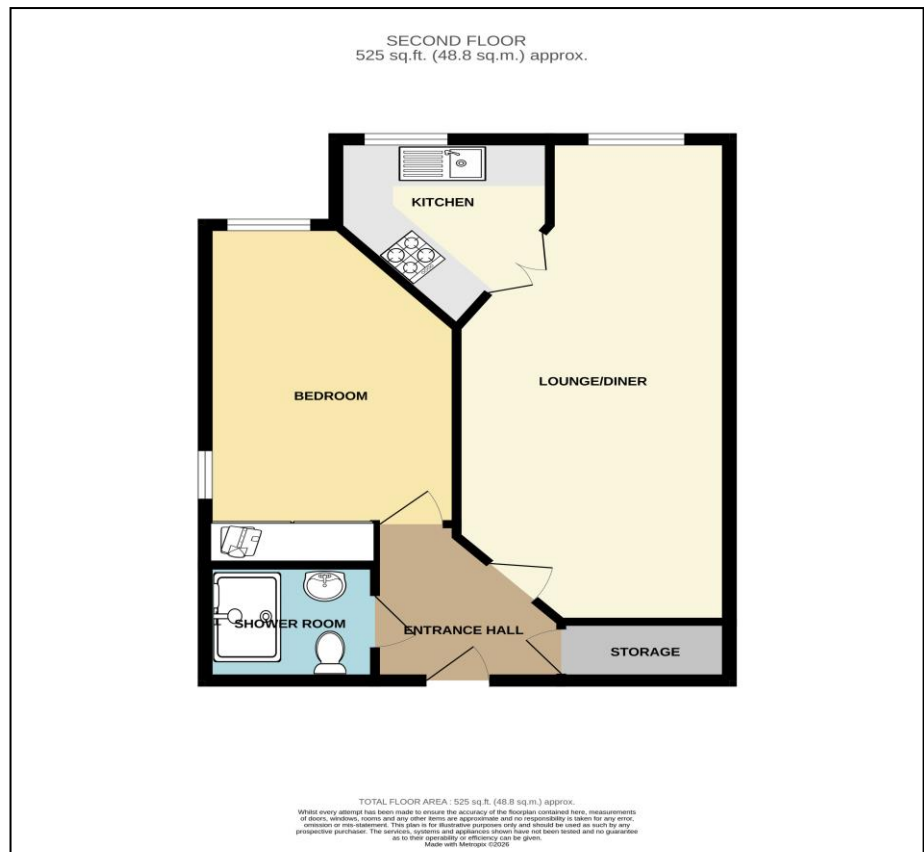


SERVICE CHARGE

There is an annual service charge of £2283.78 (2025/26) paid twice yearly (£1141.89) in advance 1st March and 1st September and an annual Ground Rent of £385.00 Paid twice yearly (£192.50). The service charge covers items such as buildings insurance, maintenance of the communal facilities, house manager, gardening, window cleaning and water costs. The tenure is Leasehold with a 125 year lease commencing 1/9/03.

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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