



Metcalfe Court, Romiley, SK6 3BF

This spacious 2 bedroom retirement apartment is located close to the lift on the first floor of this popular complex close to Romiley Village. This apartment is expected to create much interest so early viewings are essential if you do not want to miss out. Featuring: Communal entrance, entrance hall, 20' 10" lounge/dining room, modern fitted kitchen, 2 double bedrooms (one with fitted wardrobes) and modern shower room. The apartments have uPVC double glazing, electric heating and have access to a wealth of communal facilities including: Laundry room, communal lounge & gardens, house manager, car park, emergency pull cords and security intercom.

Price Guide: £190,000



COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

LIVING ROOM

20' 10" x 10' 0" (6.35m x 3.05m)



KITCHEN

7' 7" x 7' 2" (2.31m x 2.18m)



BEDROOM ONE

13' 7" x 9' 3" (4.14m x 2.82m)



BEDROOM TWO

13' 7" max x 8' 11" (4.14m x 2.72m)



MODERN SHOWER ROOM

6' 9" x 5' 7" (2.06m x 1.70m)



SERVICE CHARGE

There is an annual service charge of £TBC which covers items such as upkeep of the communal areas, house manager, security intercom, emergency pullcords, laundry room, buildings insurance and water. There is an annual ground rent of £450.00 and the tenure is Leasehold - 125 year lease from 1/9/03.

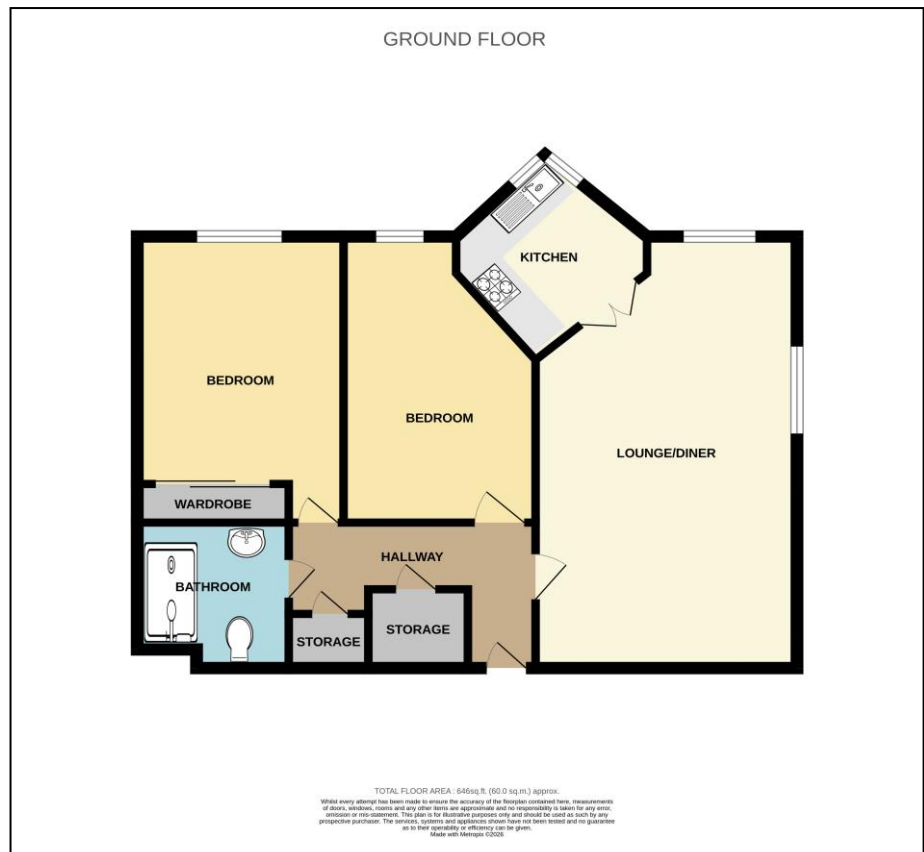
VIEWING ARRANGEMENTS

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

EPC Rating - to follow

Council Tax Band C

Tenure - Leasehold



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