



31 The Folds, School Brow, Romiley

Constructed in 2020, The Folds offers luxurious retirement apartments with a comprehensive range of communal facilities and additional services designed to help you make the most of every day in a safe, comfortable and sociable environment. This third-floor apartment has been redecorated and freshly carpeted in recent years and enjoys an attractive westerly aspect outlooking the beautiful communal gardens which adjoin the Peak Forest Canal. The accommodation provides a comfortable, open-plan living space including a fitted kitchen with certain integrated appliances, a dining area and sitting room with Juliet balcony and cont'd over

Price Guide: £120,000



... double French doors overlooking the gardens. A bedroom includes fitted wardrobes and the luxury shower room provides a level access shower. Completing the picture is a useful utility storage room. There is a superb table-service restaurant, a residents lounge and separate coffee room and the development also offers an activity studio, hairdressing, therapy services and visitors suite. Outside in addition to the beautiful gardens there is a communal carpark and covered mobility scooter storage area.

PRIVATE ENTRANCE VISTIBULE



LIVING ROOM

14' 4" x 8' 2" (4.37m x 2.49m)



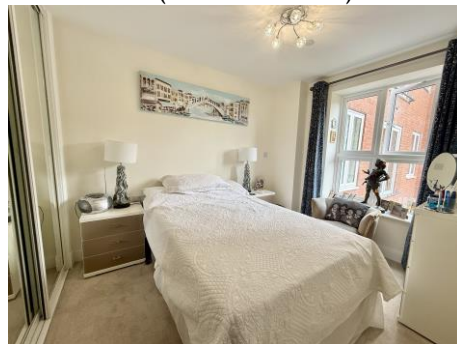
KITCHEN

8' 9" x 6' 3" (2.66m x 1.90m)



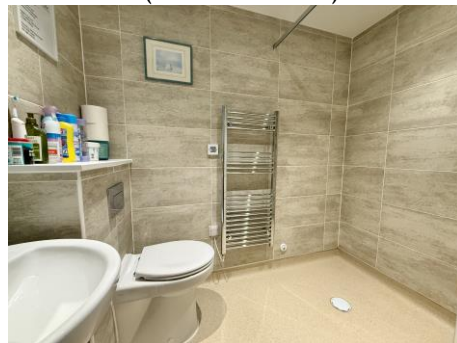
BEDROOM

10' 1" x 8' 2" (3.07m x 2.49m)



LUXURY SHOWER ROOM

7' 4" x 4' 7" (2.23m x 1.40m)



UTILITY/STORE ROOM

4' 7" x 3' 3" (1.40m x 0.99m)

SERVICE CHARGE

There is an annual service charge of £2471.99 (Apr 22) 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.

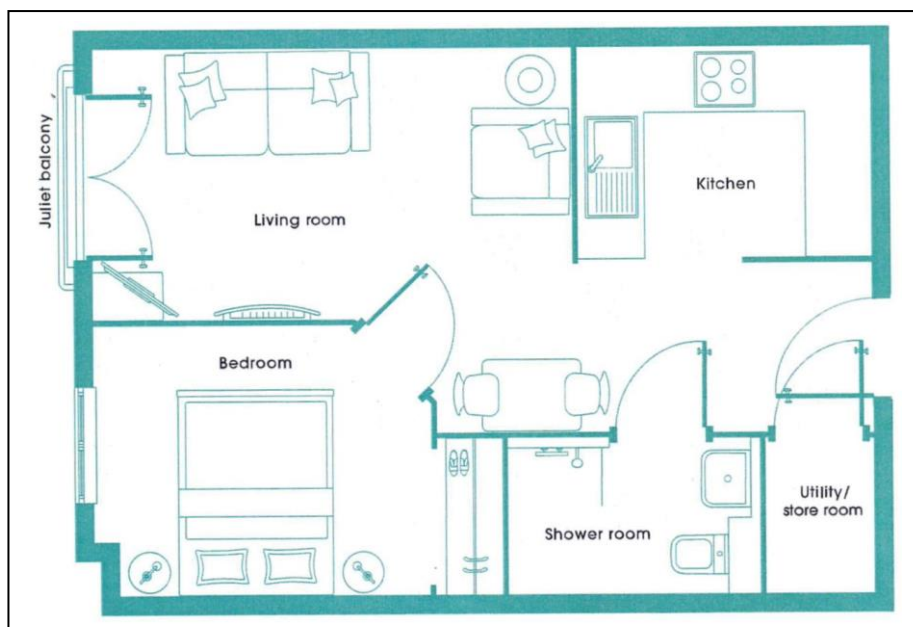
OUTSIDE



VIEWING ARRANGEMENTS

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

EPC Rating - B
Council Tax Band B
Tenure - Leasehold



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