



Underhill, Romiley, SK6 4BG

A well presented two bedroom second floor apartment in the heart of Romiley Village close to the Railway Station. The apartment offers generous sized accommodation and is sure to suit a range of buyers including somebody downsizing, first time buyers or buy to let investors. Featuring: Communal entrance with security intercom, private entrance hall with plenty of storage, living room, fitted kitchen, two bedrooms and bathroom with white suite. Gas central heating is installed along with uPVC double glazing and outside there is a parking area and communal gardens. Offered with no onward chain. Tenure: Leasehold. EPC rating C. Council Tax Band: A.

Offers Over £140,000



ENTRANCE HALL

LIVING ROOM

13' 9" x 12' 7" (4.19m x 3.83m)



KITCHEN

10' 11" x 8' 2" (3.32m x 2.49m)



BEDROOM ONE

12' 2" x 10' 7" (3.71m x 3.22m)



BEDROOM TWO

10' 11" x 6' 7" (3.32m x 2.01m)



BATHROOM

6' 1" x 6' 1" (1.85m x 1.85m)



OUTSIDE

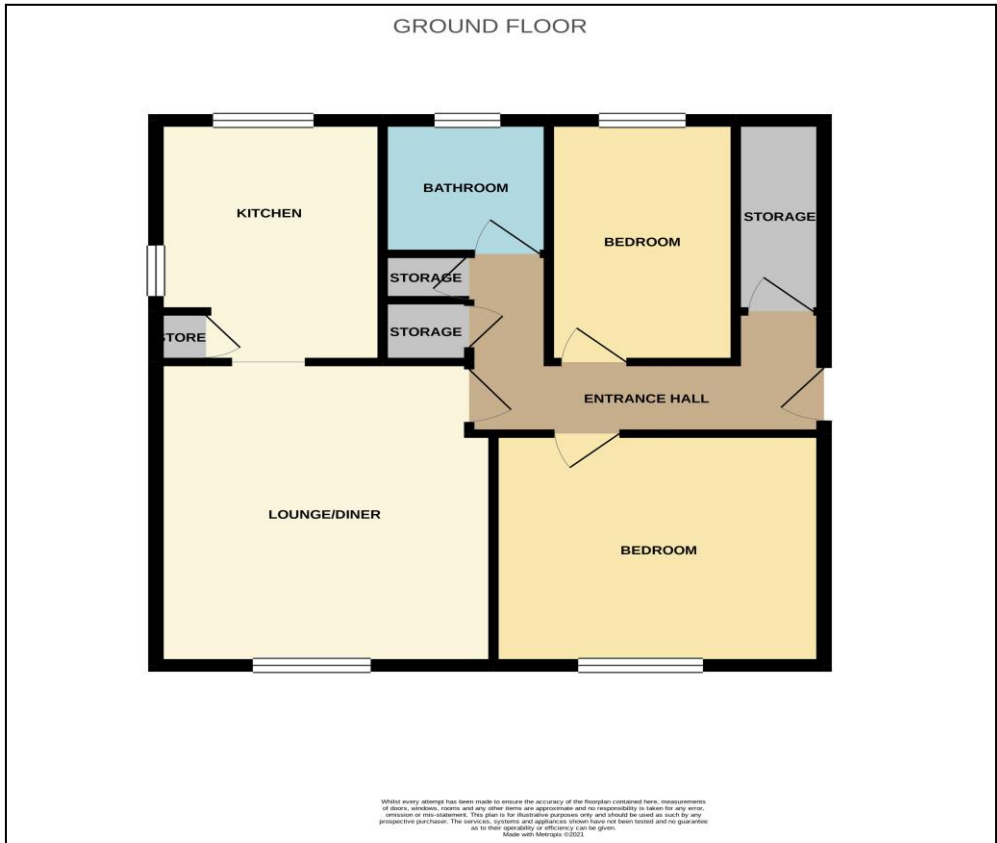


SERVICE CHARGE

The property is Leasehold with a 250 year lease that started in February 2015. There is an annual service charge of £968 (2025/26) that includes buildings insurance, maintenance of all communal areas and car park, gardening and the telephone intercom.

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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