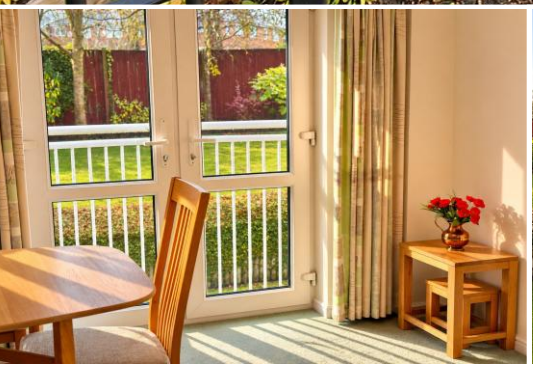








23 Metcalfe Court, Romiley, SK6 3BF

A well-presented TWO bedroom retirement apartment located within this extremely popular complex in a sought-after location close to Romiley Village and Railway Station. Offered with no onward chain these 2 bedroom apartments always prove to be popular, so we would suggest an early viewing. Featuring: Communal entrance, spacious entrance hall with storage, large lounge overlooking the sunny rear of the building, fitted kitchen with plumbing for a washing machine, 2 double bedrooms (main with built in furniture) and a luxury shower room. There are a wealth of communal facilities on offer including security intercom, house manager, communal lounge, well-tended gardens, residents car park, emergency pull cords, guest room and laundry room. Tenure: Leasehold. Council Tax Band: C. EPC rating: to follow.

Price Guide: £165,000

tl thomas lardner

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

LIVING/DINING ROOM
20' 10" x 11' 2" max (6.35m x 3.40m)



KITCHEN
9' 0" x 5' 8" (2.74m x 1.73m)



BEDROOM ONE
17' 3" x 9' 4" (5.25m x 2.84m)



BEDROOM TWO
11' 2" x 8' 9" (3.40m x 2.66m)

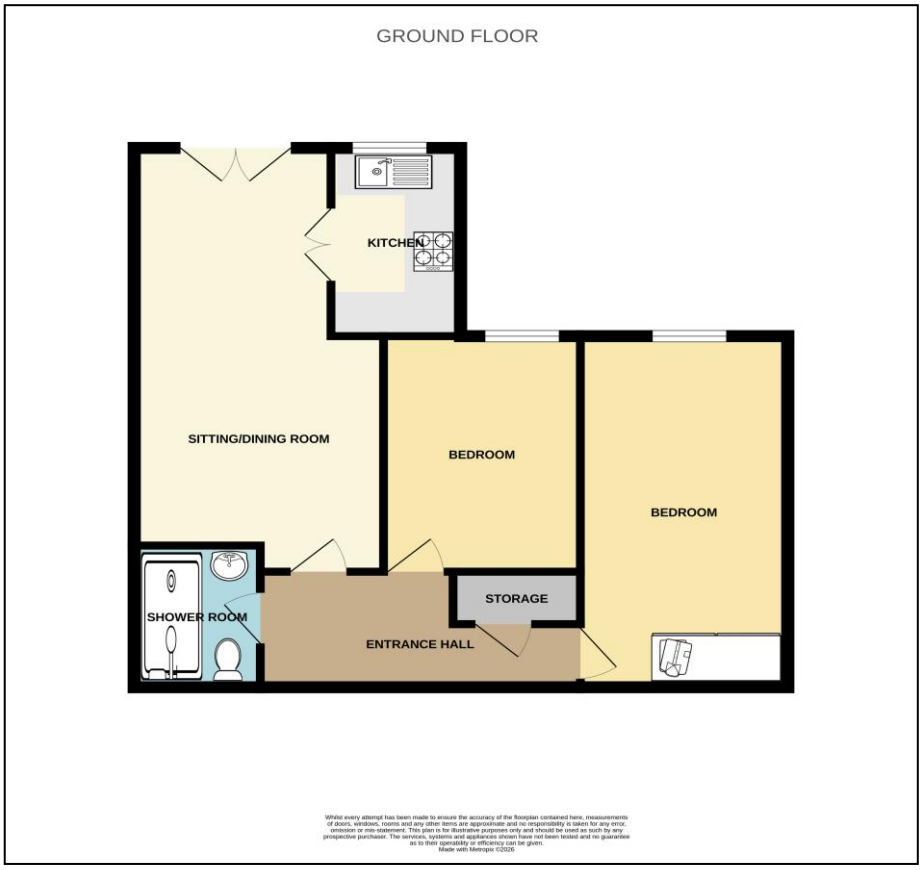


LUXURY SHOWER ROOM
6' 10" x 5' 7" (2.08m x 1.70m)



SERVICE CHARGE
There is an annual service charge of £3425.68 (Apr 26) 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 £1039.56 and the tenure is Leasehold - 125 year lease from 1st September 2003.

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 fur 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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