



## Park View Court, Central Drive, Romiley, Stockport

Leasehold

Central Romiley Location • First Floor Retirement Apartment • Two Bedrooms • Ground Floor Residents Lounge • On Site House Manager Office Hours Monday - Friday • Private Parking • Lift • Over 55s only • Guest suite for visiting friends and family



**JARDINE  
ESTATES**



A fabulous retirement apartment which sits on the first floor of Park View Court Romiley. This well looked after development with beautiful gardens and pristine communal areas is extremely popular. There is a keen focus on making everyone feel welcomed and at home. Lots of organised activities if you wanted to take part and quiet gardens to relax and enjoy a good book on sunny days. There is an intercom system, private parking area and a lift for those not wanting to take the stairs. If you have close friends or family that would like to visit, a guest suite can be booked for short stays with the House Manager.

You are within close proximity to all the transport networks; this is a real bolt hole which has it all. Romiley train station is just a few minutes' stroll away, you could be visiting the museums in Manchester in under 20 minutes.

This lovely, welcoming apartment has been carefully cared for, creating a place for you to move straight in and enjoy whilst you consider which bits you wish to personalise.

Through the ground floor secured entrance you will find the welcoming hallway, with a warm greeting from the helpful House Manager, you have your first glimpse of the immaculate communal areas.

Come and meet friends for a coffee in the residents' lounge or join in the quiz. When you are ready, make your way to the first-floor apartment up a short flight of stairs or in the lift and along the well-lit corridor which has just been freshly painted.

Once inside you have a hallway with space for storage for all your coats and access to the spacious shower room.

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With a bright white suite, heated towel rail and a large, walk in shower cubicle.

Across the hallway is the Principal bedroom with space for a large wardrobe and a double bed. Next door is a single bedroom which is ideal as a guest bedroom or office space.

The open plan lounge and dining area can accommodate any number of chairs and sofas with a perfect spot near the double windows overlooking the gardens for breakfast and dining.

There is a small kitchen which is perfectly appointed with all the necessary white goods, a Neff oven and Neff hob.

If you can tear yourself away, there is plenty of space outside to enjoy in the easily accessed residents' communal gardens. A sunny little spot perfect for relaxing after a long day!

Park View Court is the perfect position for enjoying everything that Romiley has, within easy walking distance but tucked away from the hustle and bustle just off the high street. Romiley train station is less than a few minutes stroll, along with shops, bars, restaurants and amateur dramatics family theatre. Within a 10 minute walk is a swimming pool and sauna ideal for keeping fit. There are lots of community activities and beautiful countryside walks on your doorstep whilst only a short train ride away from Manchester, this property is in the perfect location.

Council Tax band: C

Tenure: Leasehold: £291 PA

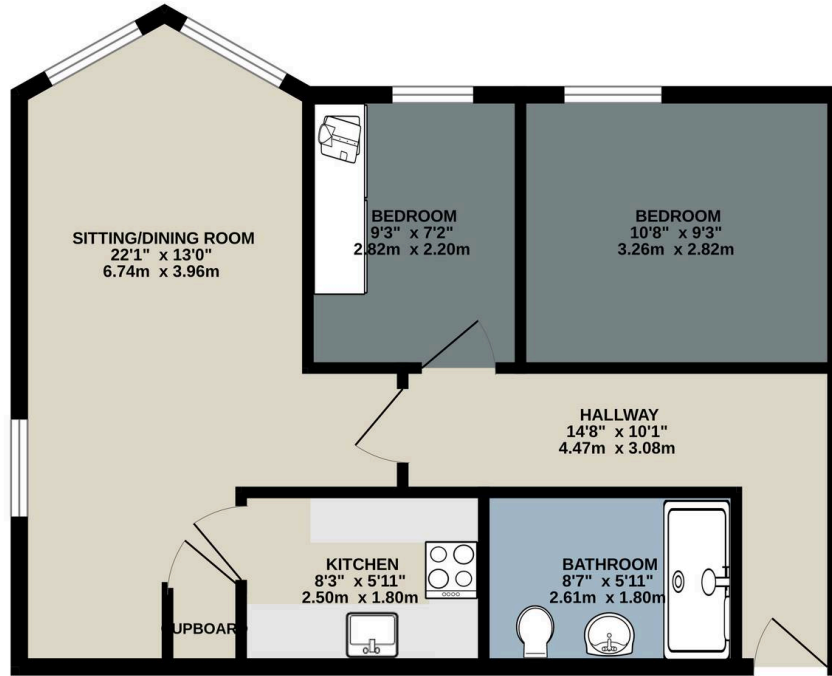
Maintenance Charge £263 Per Month

EPC Energy Efficiency Rating: C

(Disclaimer: Twilight image enhanced with AI by Street)



GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 549 sq.ft. (51.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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