



16 Cherry Croft, Romiley, SK6 4HW

Situated close to countryside walks along the beautiful Goyt River Valley and yet within easy reach of Romiley village centre and the railway station, this spacious first floor apartment is one not to miss. The property benefits from a long lease and a low service charge so is sure to appeal to first time buyers, buy-to let investors and those seeking a comfortable property with low overheads. Gas fired central heating and double glazing feature throughout an entrance hall, inner hall with storage, a spacious lounge/dining room, fitted kitchen, two double bedrooms, a box room and modern bathroom. Outside there are communal gardens and clothes drying areas.

Tenure: Leasehold. Council Tax Band: A. EPC rating: C

Price Guide: Offers Over £150,000



PRIVATE ENTRANCE HALL

FIRST FLOOR LANDING/HALLWAY



LIVING ROOM

16' 4" x 10' 8" (4.97m x 3.25m)



KITCHEN

9' 6" x 9' 4" (2.89m x 2.84m)



BEDROOM ONE

13' 8" to robes x 10' 4" (4.16m x 3.15m)



BEDROOM TWO

13' 4" x 8' 4" (4.06m x 2.54m)



BOXROOM

5' 10" x 6' 5" (1.78m x 1.95m)



BATHROOM

9' 7" x 5' 10" (2.92m x 1.78m)



SERVICE CHARGE

The property has a 250 lease commencing May 1989. The ground rent is £10 p.a. and the service charge is £570 p.a.

VIEWING ARRANGEMENTS

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



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