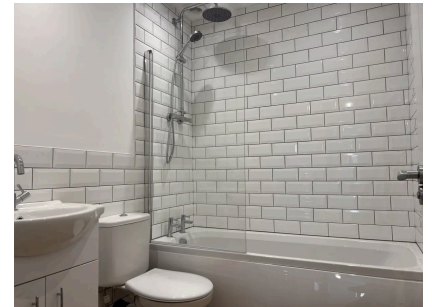




## Stockport Road, Romiley, Cheshire

£1,050 pcm



### Features

- Stylish Two Bedroom Duplex Apartment
- Study / Guest Third Bedroom
- Parking Space Available
- Recently Refurbished
- Shaker Style Kitchen
- Integrated Appliances
- Contemporary Bathroom
- Convenient Location
- Unfurnished

### Full Description

This is a fantastic 'Chic' Two Bedroom Duplex Apartment recently refurbished to provide a fabulous contemporary designed interior, which is ideal for an individual or couple looking for a very stylish home.

This lovely redeveloped apartment is finished to a high standard and is offered with many desirable features including, a Shaker style grey and timber finished fitted kitchen with integrated appliances, modern tiled bathroom, diagonally laid vinyl timber effect flooring to the living areas, charcoal colour carpets to the bedrooms and stairs, gas central heating

system, double glazed windows, inset ceiling lighting to the kitchen and bathroom and fresh, bright white paintwork to the walls and internal woodwork.

#### ACCOMMODATION:

The accommodation briefly comprises; An external steel external staircase leads to the first-floor entrance. You enter the duplex through a composite entrance door into a hallway, which is ideal for coats and shoes storage. The hallway provides direct access to an open plan living room & kitchen and a study or box room. This room could also be used as temporary guest third bedroom.

The kitchen is fitted with a comprehensive range of grey coloured 'Shaker' styled units with timber work top surfaces and brick shaped tiled splash backs. The fittings are complemented by an inset stainless steel sink unit, fitted glass hob with electric oven below and a stainless-steel chimney extractor over. An integrated dish washer and larder fridge freezer is provided alongside a washer drier with a fashionable black finish.

The living area has a wide window to the front of the property and provides a TV point and ample space for a dining table and lounge furnishings, as required.

An inner hall provides access to the generous sized second bedroom positioned to the front of the property and a contemporary bathroom to the rear. The bathroom provides a system shower and screen over the bath. From inner hall, a staircase leads to a second-floor landing and into a bright dual aspect Master Bedroom with additional eaves storage.

The property is positioned over a Pet Shop with access being from the rear of the building. A car parking space can be arranged, if required. Note: There is no external garden space provided with the property.

#### LOCATION:

Positioned within the central area of Romiley village, with its many independent shops, beauty salons, café bars, restaurants and pubs, and even a small Sainsbury's. There's a fantastic range of amenities close to hand.

If you like to escape the hum drum of everyday life there are some lovely walks just moments from your front door, particularly the Peak Forest canal and Chadkirk country park and woodlands. Walk a little further to Etherow or Werneth Low where there is a plethora of beautiful places to visit and explore.

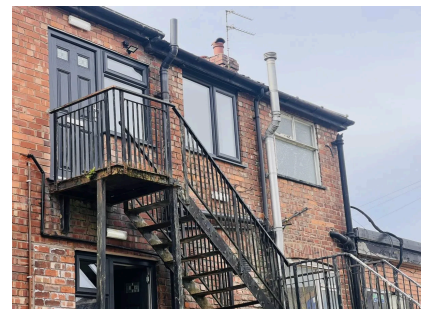
Romiley train station is in easy walking distance, with regular trains getting you into Manchester City centre within 30 minutes, perfect for commuting, shopping and all-round entertainment. For added convenience, a bus stop for the Romiley/Marple/Stockport Circular route is directly outside the property. The M60 motorway junction is at nearby Bredbury, approximately 2 miles away.

#### ENERGY PERFORMANCE CERTIFICATE:

The EPC band is currently D

#### COUNCIL TAX BAND:

Band: A



**PROPERTY CONSTRUCTION:**  
Brick Walls / Tiled Roof

**ROOM SCHEDULE & MEASUREMENTS:**

First Floor  
 Entrance Hall: 2.14m x 1.99M  
 Study: 2.11m x 1.99m  
 Kitchen Area: 4.37m x 2.51m  
 Living Area: 3.39m x 2.51m  
 Inner Hall: 1.94m x 1.0m  
 Bedroom 2: 3.43m x 1.85m  
 Bathroom: 2.15m x 1.85m  
 Second Floor  
 Bedroom 1: 4.12m x 5.52m (max)

**UTILITIES:**

Payment Responsibility: Tenant  
 Electricity Supply: Mains Grid  
 Water Supply: Mains  
 Sewage: Mains  
 Heating: Gas  
 Broadband Type: Standard / Superfast / Ultrafast Fibre  
 Broadband Download MBPS: Std: 14 / SF: 80 / UFF: 1000  
 Broadband Upload MBPS: Std: 1 / SF: 20 / UFF: 220  
 Mobile Signal: Voice – Yes / Data Yes  
 Reference Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

**PARKING:**

A parking space to the rear can be provided, by arrangement.

**KNOWN RESTRICTIONS:**

Maximum number of residents/occupants: Three but two preferred

**ACCESSIBILITY:**

Accessibility benefits include: Sorry, none identified

**FLOOD RISK:**

Flooded in last 5 years: No  
 Flood Source: N/A  
 Flood Defences: No

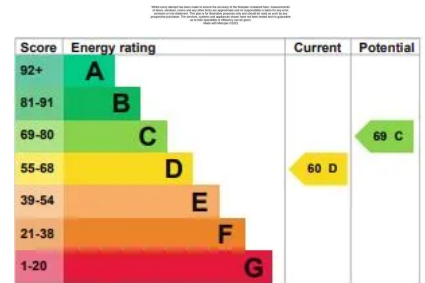
**TENANCY OFFER:**

The property will be offered with an Assured Periodic Tenancy agreement.

**TENANT FEES & COSTS:**

The rent asked does not include certain Fees & Costs. The following charges may apply depending on the property you select and your circumstances. They include:

- Full Tenancy Deposit: A refundable custodial Tenancy Deposit capped at no more than five weeks' rent: £ POA.
- Tenancy Deposit Bond Premium (Optional): One off payment equal to one weeks rent: £ POA.
- Changes to Tenancy: A payment to change the tenancy when requested by the Tenant and ONLY if agreed by the Landlord, capped at: £ 50.00 or reasonable written costs incurred if higher.
- Early Termination Charge: Payments associated with early termination of the tenancy, when requested by the tenant and ONLY if agreed by the



Landlord, equal to the loss of rent from the void period: £ By Calculation.

- Late Rent Payment: For late payment of rent, a charge equal to 3% above the Bank of England base rate in interest on the late payment of rent from the date the payment is missed until paid, will be charged: £ By Calculation.
- Loss of Keys & Access Fobs: For the loss of Keys, Access Fobs or similar Security Devices, a reasonable written evidence-based cost will be charged: £ At Cost.
- Household Payments: There will be contractual clauses within the Tenancy Agreement for the Tenant to be responsible and liable for the payments of all Utilities charges; Communication Services; TV Licence and Council Tax, to appropriate third parties for the duration of the contractual Tenancy term: £ At Cost.

#### RIGHT TO RENT:

- Right to Rent - O'Connor Bowden will arrange Right to Rent in the UK checks, which will be completed via our referencing agency before a tenancy can be offered or granted.
- All applicant tenants or occupiers at the age of 18 or over, must provide original relevant identification documents providing proof of identification and proof of residency at the point of submitting an application to rent.

#### CLIENT MONEY PROTECTION:

Client Money Protection membership with Client Money Protect.  
Membership Number CMP0111300

#### PROPERTY REDRESS SCHEME:

Property Redress Scheme membership with PRS.  
Membership Number PRS015375

#### VIEWING ARRANGEMENTS:

Viewing is strictly by appointment. Please give us a call to arrange a viewing.

#### WEBSITE REFERENCE:

Number 20281

## Contact Us

### **O'Connor Bowden | Lettings, Management & Sales - Manchester and Cheshire**

Bank Chambers, 1 Compstall Road, Romiley, Stockport, SK6 4BT

T: 0161 808 0010

E: [info@oconnorbowden.uk](mailto:info@oconnorbowden.uk)

## SERVICES:

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend

and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all

## **DISCLAIMER:**

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded