



Redfern House, Harrytown, Romiley, SK6 3BS

Superbly presented 2 bed retirement apartment with 'ready to move into' accommodation on the upper floor of this popular complex. Located close to a range of independent shops & convenient for public transport an internal inspection is essential to appreciate the standard of accommodation on offer. There are a wealth of communal facilities including: House manager, communal lounge, guest room, laundry room, hobby room, a hairdressers room, well tended gardens, residents car park, emergency pull cords & security intercom. The apartment features: Entrance hall with a cloaks/storage cupboard, 17ft lounge with picture window, bright fitted kitchen with oven & fridge/freezer, 2 double beds (main with mirrored wardrobe) & modern shower room. uPVC double glazing is installed and there is an electric heating system and recently installed hot water boiler. This competitively priced apartment is sure to be popular so we would suggest an early viewing if you do not want to miss out.

Price Guide: £87,500 NO CHAIN



COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE/DINER

17' 0" x 10' 3" (5.18m x 3.12m)



FITTED KITCHEN

9' 6" x 7' 10" (2.89m x 2.39m)



BEDROOM ONE

13' 5" x 8' 9" (4.09m x 2.66m)



BEDROOM TWO

13' 5" x 7' 3" (4.09m x 2.21m)



MODERN SHOWER ROOM

7' 3" x 5' 7" (2.21m x 1.70m)

OUTSIDE



SERVICE CHARGE

There is service charge payable of £1285.97 every 6 months. This covers items such as upkeep of the communal areas, house manager, gardening,

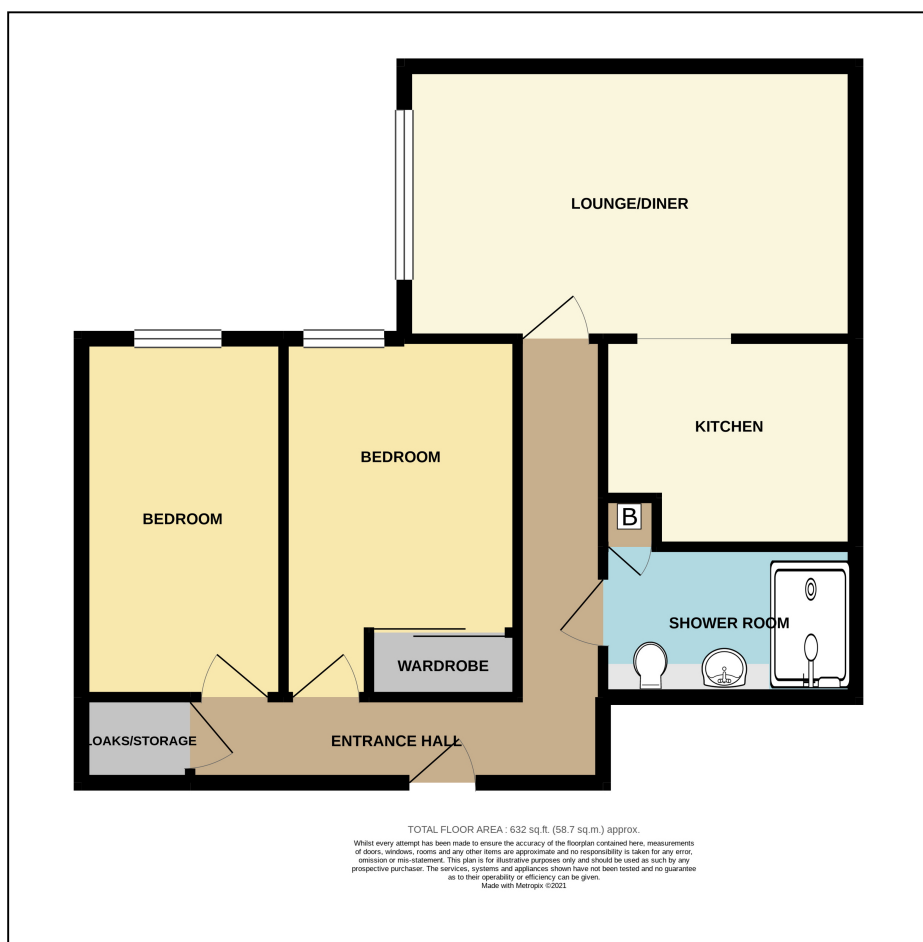
buildings insurance, emergency pull cords and security intercom. £137.50 Ground Rent is also payable every 6 months. (2020/2021).



VIEWING ARRANGEMENTS

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

EPC Rating -



Thomas Lardner Estate Agents, which is a trading name of Stockport 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.

T709 Printed by Ravensworth 01670 713330