



Guywood Court, Sandy Lane, Romiley, SK6 4NH

This spacious and extremely well presented upper floor apartment is located in a sought after area close to Romiley Village and Railway Station with its direct links to Manchester City Center. This 'ready to move into' apartment is sure to interest either first time buyers, somebody downsizing or buy to let investors and features: Communal entrance with security intercom, entrance hall, 18ft 4in lounge with picture windows to the gardens, modern high gloss fitted kitchen with oven, hob, extractor and dishwasher, 2 double bedrooms with built in wardrobes and modern shower room. There are well tended communal gardens along with a single garage and the apartment has gas central heating (new Worcester boiler in Nov 14) along with uPVC double glazing.

Price Guide: £139,950

**thomas
lardner**

COMMUNAL ENTRANCE ENTRANCE HALL

LOUNGE

18' 4" x 10' 9" (5.58m x 3.27m)



FITTED KITCHEN

9' 8" x 8' 4" (2.94m x 2.54m)



BEDROOM ONE

10' 9" x 10' 5" (3.27m x 3.17m)



BEDROOM TWO

10' 0" x 8' 4" (3.05m x 2.54m)



MODERN SHOWER ROOM



OUTSIDE



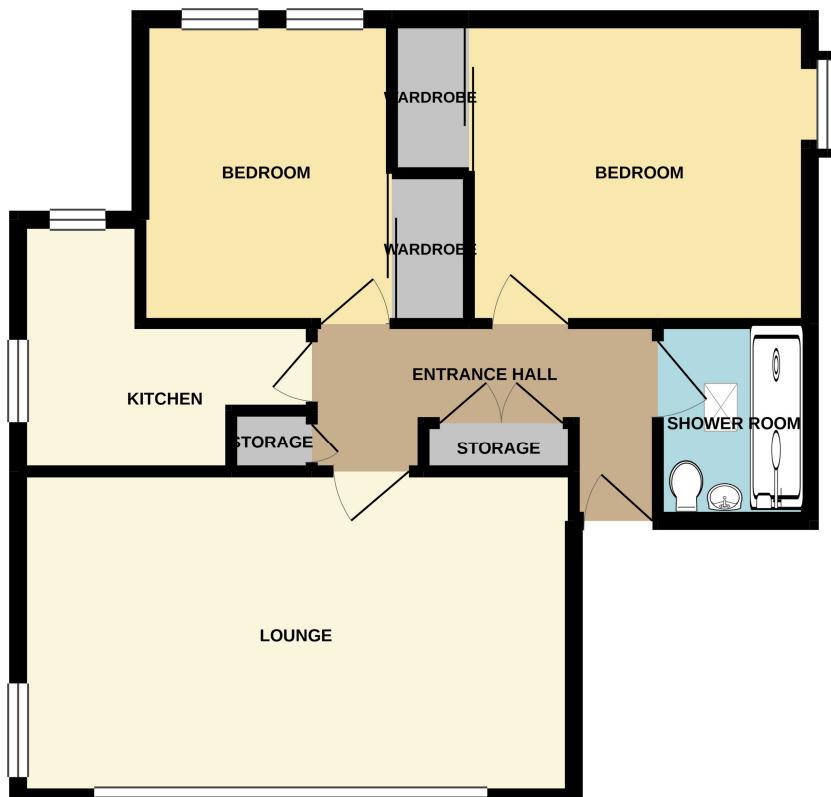
SERVICE CHARGE

There is a monthly service charge payable of £130.00 which covers items such as buildings insurance, gardening, window cleaning, and upkeep of the communal hallways. We understand that the property is leasehold with a 999 year lease starting from 1965 with a peppercorn ground rent.

VIEWING ARRANGEMENTS

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

EPC Rating - D



TOTAL FLOOR AREA: 574 sq.ft. (53.4 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 equipment have not been tested and no guarantee can be given as to their operability or efficiency can be given.
Made with Metropix ©2020

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