



10, Redfern House, Harrytown, Romiley, SK6 3BS

Well presented ground floor retirement apartment with 'ready to move into' accommodation overlooking the rear of this popular complex & located close to the main entrance & communal lounge. Close to local shops & 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, guest room, laundry room, hobby room, a weekly hairdressers, well tended gardens, residents carpark, emergency pullcords & security intercom. The apartment features: Hall with a storage cupboard, 17ft lounge, fitted kitchen, bedroom with built in furniture & shower room. uPVC double glazing & electric heating. This competitively priced apartment is sure to prove popular.

Price Guide: £60,000 NO CHAIN

**thomas
lardner**

COMMUNAL ENTRANCE

ENTRANCE HALL

11' 0" x 3' 1" (3.35m x 0.94m)

CLOAKS/STORAGE CUPBOARD

5' 4" x 3' 1" (1.62m x 0.94m)

LOUNGE

17' 0" x 10' 2" (5.18m x 3.10m)

KITCHEN

7' 6" x 7' 4" (2.28m x 2.23m)



SERVICE CHARGE

There is service charge payable of £857.32 every 6 months. This covers items such as upkeep of the communal areas, house manager, gardening, buildings insurance, emergency pull cords and security intercom. (1/9/20 - 28/2/21) £86.00 Ground Rent is also payable every 6 months.

VIEWING ARRANGEMENTS

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

EPC Rating - C



BEDROOM

13' 7" x 8' 10" (4.14m x 2.69m)



SHOWER ROOM

7' 3" x 6' 0" (2.21m x 1.83m)



Ground Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



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.

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