



## 2 Redfern House, Harrytown, Romiley, Stockport, SK6 3BS

**£69,950**

- Two double bedroom apartment
- Secure retirement complex
- Ground floor location
- Modern re fitted kitchen
- Impressive shower room
- Attractive décor and flooring
- Built in storage & wardrobes
- Gated, locked car park
- Manager & on call system
- Close to bus routes & shops

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## PROPERTY DESCRIPTION:

This two double bedroom ground floor apartment has been improved and updated by the present owner and offers attractive, well appointed accommodation in a secure retirement complex. The apartment provides an entrance hall with large walk in storage cupboard, lounge/ dining room, re – fitted kitchen with modern units and built in oven & hob, master bedroom with fitted wardrobes, second double size bedroom and an impressive shower room with modern fittings and attractive tiling. The accommodation is attractively presented and benefits from a ground floor location close to the communal residents lounge area and House Managers office. The complex also provides a residents laundry room, hairdressing salon, a guest suite, a pleasant garden area with seating and a gated locked car park at the rear. To appreciate the size and unusually high standard of the accommodation offered a viewing is essential.

Redfern House comprises of 35 apartments for residents over 55 years of age. The complex is situated on a bus route into Stockport and Marple and close to local shops including a supermarket and chemist.

## ACCOMMODATION

### Communal Entrance

Entrance door with intercom system. Access to House Managers office, communal lounge, laundry room, rear door to garden and lift.

### Entrance Hall

Intercom entry system handset. Doors to lounge / dining room, bedrooms and shower room. Built in walk in storage cupboard with light. Emergency assist pull cord. Coving to ceiling.

### Lounge / Dining Room – 5.16m x 3.19m

Feature fireplace with wooden surround and marble effect hearth and back housing living flame effect electric oven. Two wall light points. Coving to ceiling. Door to kitchen. uPVC double glazed window to front.

### Kitchen - 2.31m x 2.24m

Re fitted with a range of modern ivory finish wall, drawer and base units, work surfaces and single drainer stainless steel sink unit. Built in stainless steel oven and ceramic hob. Plumbing for automatic washing machine or dishwasher. Tiled floor surface. Tiled splash back areas. Coving to ceiling. uPVC double glazed window to front.

### Bedroom One – 4.19m x 2.67m

Built in mirror front double door wardrobe. Two wall light points. Electric wall heater. Emergency assist pull cord. Coving to ceiling. uPVC double glazed window to front.

### Bedroom Two – 4.19m x 2.41m

Built in airing cupboard housing hot water tank. Two wall light points. Emergency assist pull cord. Coving to ceiling. Electric wall heater. uPVC double glazed window to front.

### Shower Room – 2.21m x 1.77m

Re – fitted with a modern white suite with chrome fittings comprising of: Shower enclosure with sliding doors, wash hand basin in vanity unit with cupboard under and low level WC with concealed cistern, display shelf and storage cupboard over. Extractor fan. Electric heater. Emergency assist pull cord.

## COMMUNAL AREAS

### Laundry Room

For the use of all residents with automatic washing machines and tumble dryers.

### Communal Lounge

Attractive lounge area with kitchenette off.

### Car Park

To the rear of the property there is a car park which is gated and locked.

### Garden

The complex is surrounded by attractive garden areas and to the rear of the property there is a patio garden area with seating.

### Hairdressing Salon

Hairdressing salon for the use of residents.

### Guest Suite

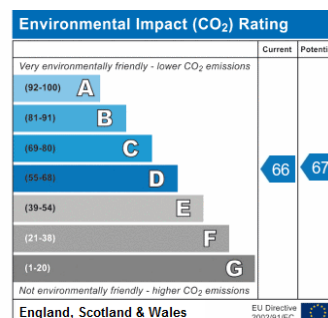
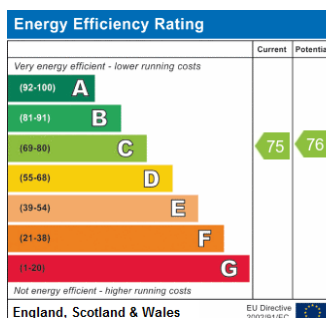
An apartment is available for daily or weekly rent and can be booked by residents for the use of visiting friends and family.

### House Managers Office

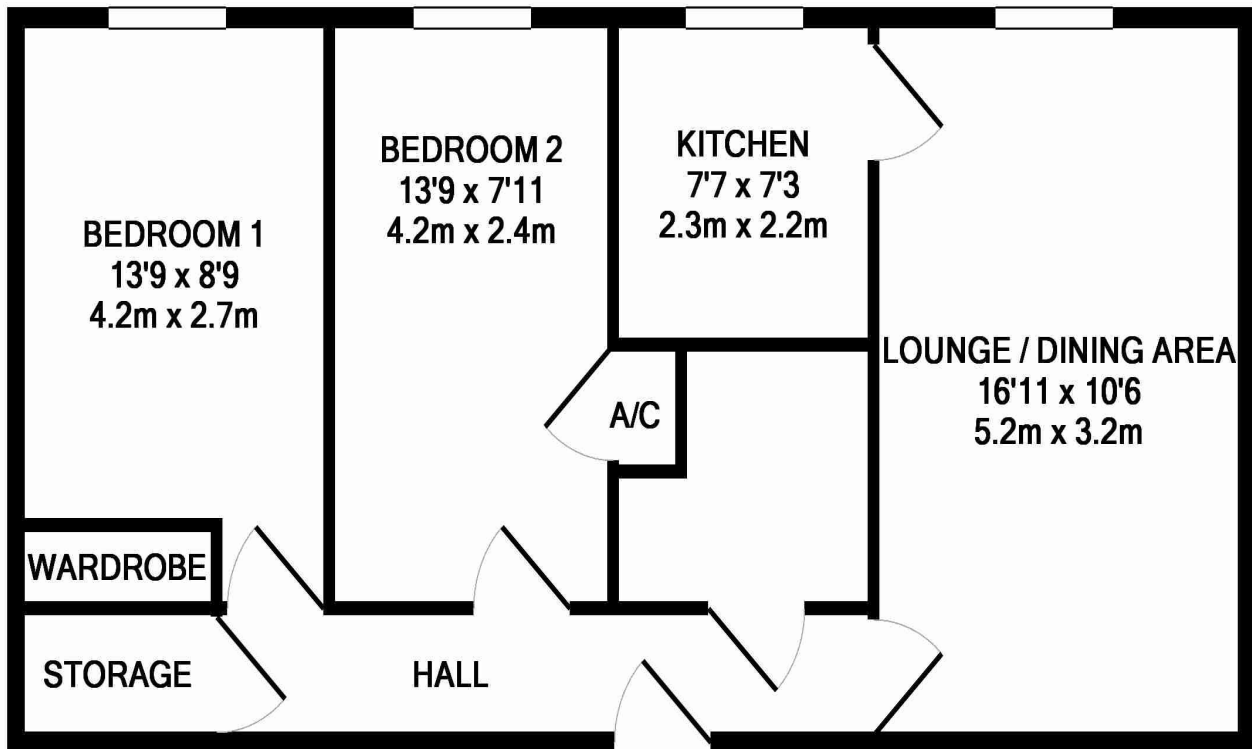
A House Manager is available most days to assist residents and a 24 hour emergency system is in place when the house manager is not available.

### Service charge

The service charge covers the use and up keep of communal services and areas. We are advised that the fee for 2015 was £2,603.56 payable in two installments. Interested parties must instruct their Solicitors to make full enquiries regarding the sums and frequency of charges.



FLOORPLAN



TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**GALLERY:**



## ADDITIONAL SERVICES:

### Mortgage Information

The Mortgage Advice Bureau works with O'Connor Bowden to provide independent mortgage advice its clients. Advice is totally independent and will be specifically tailored to your needs and circumstances which could be for your first home, moving home, Investing in property or remortgaging.

## YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Truly Independent Mortgage Experts Limited which is an appointed representative of the following companies which are authorised and regulated by the Financial Conduct Authority for advising on and arranging the following: Mortgage Advice Bureau Limited for mortgages. Mortgage Advice Bureau (Derby) Limited for insurance. Truly Independent Mortgage Experts Limited. Registered Office: Horley Green House, Horley Green Road, Halifax HX3 6AS. Registered in England Number: 08124266

### Letting & Management

If you have or you are considering purchasing a property for rental and investment, please contact Stephen Bowden or Tracey Bowden for specialist letting and management advice.

O'Connor Bowden provides asset and tenancy management services to hundreds of landlords together with a range of investor based support services including; valuations, appraisals, disposal, acquisition and performance improvement plans.

### Investment Property

O'Connor Bowden has sourced 1,000s of residential investment properties in Manchester and Cheshire. We have a worldwide network of clients we help to successfully grow, develop and maintain their property investment portfolios. Clients range from individual buy-to-let landlords with one property to large corporate investment companies. We source and sell property to order; individual buy to let property; investment portfolios, new development and off-plan investment deals.

## 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

#### Offices at:

13 Stockport Road, Marple, Stockport, Cheshire, SK6 6BD  
Bank Chambers, 1 Compstall Road, Romiley, Stockport, Cheshire, SK6 4BT  
1 & 2 Damaz Building, Sharp Street, Manchester, M4 5BZ  
Lumiere Building, 38 City Road East, Southern Gateway, Manchester, M15 4QL  
Skyline Central 2, 10-12 Rochdale Road, Northern Quarter, Manchester, M4 4JR



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