



4 Park View Court, Romiley, Stockport, SK6 4QH

£139,950

- Two Bed Ground Floor Apartment
- Central Village Location
- Well Appointed Throughout
- Kitchen with Integrated Appliances
- Fitted and Built in Wardrobes
- Impressive Shower Room
- Generous Size Rooms
- Attractive Communal Gardens
- Owners & Visitors Car Parking
- Close to Shops, Eateries and Bus Routes

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**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

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PROPERTY DESCRIPTION:

Park View Court has got to be the best located retirement complex in Romiley and this two bedroom ground floor apartment is impressive in both the room sizes and the standard of fixtures and fittings throughout. The apartment can be accessed from the communal entrance on Central Drive or from the car park at the rear of the building and comprises of: Entrance hall with built in storage cupboard, lounge with feature floor to ceiling window, fitted kitchen with modern units and integrated oven, hob, extractor canopy, fridge/freezer, washer/ dryer and dishwasher, master bedroom with stylish fitted furniture, second bedroom with spacious built in wardrobe and shower room fitted with an attractive suite and complimentary wall tiling. The accommodation features electric heating, attractive décor and flooring and an emergency assistance call system. The communal lounge and garden offer pleasant seating areas and there is a car park at the rear for the use of residents and their visitors. A twin bed guest flat is available for residents visitors to rent on a nightly or weekly basis. A house manager is on site to assist residents most days and a 24 hour service call system is in operation.

Communal Entrance Hall

Entrance doors with fob entry control system from Central Drive and the rear car park. Access to communal facilities.

Entrance Hall

Doors to lounge, bedrooms and shower room. Built in airing cupboard housing hot water tank. Built in storage cupboard with garment rail and shelf. Wall mounted handset for main entrance door control.

Lounge 4.10 x 3.30m

Feature angular floor to ceiling window. Bi fold paneled door to kitchen. Decorative fireplace with wooden surround and marble effect hearth and back housing electric fire. Coving to ceiling. Electric heater.

Kitchen 3.46m x 3.80m Max.

Fitted with a range of modern wall, drawer and base units incorporating a glass front display cabinet. Fitted work surfaces and single drainer corner sink unit with mixer tap. Built in oven, four ring ceramic hob and extractor canopy with hob light. Integrated fridge/freezer. Integrated washer/ dryer. Integrated slimline dishwasher. Tiled splash back areas. Wall mounted heater.

Bedroom One 3.52 x 3.10

Fitted with a range of modern furniture comprising of; double door wardrobe with garment rail, shelving and integrated drawers, two single door wardrobes with garment rails, shelving and shoe racks, bedside drawer cabinets and dressing table with drawers and display shelving. Box uPVC double glazed window. Electric heater.

Bedroom Two 3.49m x 2.15m

Built in wardrobe with garment rail and shelving. Coving to ceiling. uPVC double glazed window to front. Electric heater.

Shower Room 2.36m x 1.77m

Modern fittings comprising of wash hand basin and WC

Communal Areas

Residents Lounge

A large well furnished lounge with windows to the front and rear of the development for use by all residents.

Guest Flat

A twin bed guest flat is available for residents visitors to rent on a nightly or weekly basis.

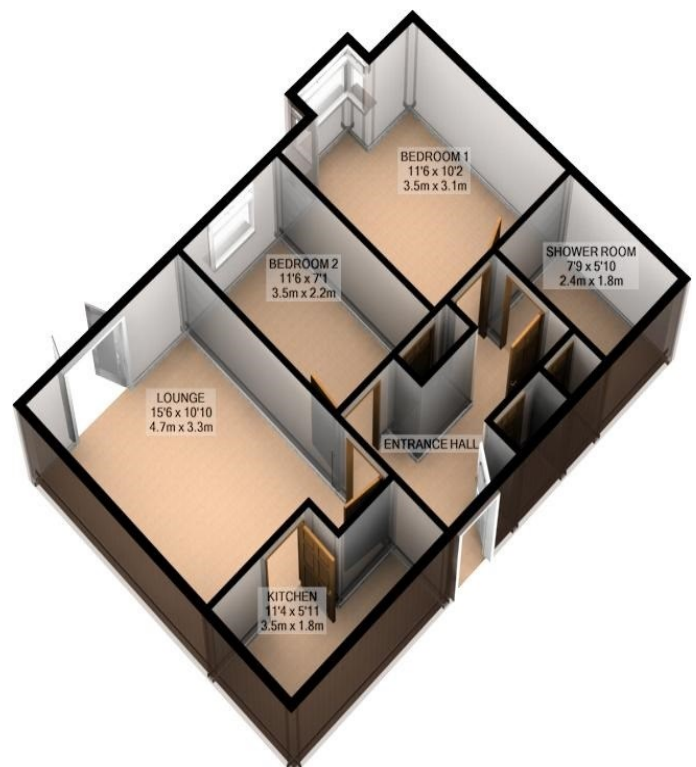
Gardens and Parking

Attractive garden areas surround the property with lawns, paved seating areas and landscaped areas. Car park at the rear of the property with visitor spaces and residents parking space arranged by the House Manager.

Service Charges

We are advised that the apartment is leasehold with the remainder of a 125 year lease created in 1990 and that the service charges for 2016/16 are £1,891.50 payable monthly. The service charge includes water charges, up keep and maintenance of the communal areas and insurance of the building. Interested parties are urged to make their own enquires regarding the lease and service charge payments.

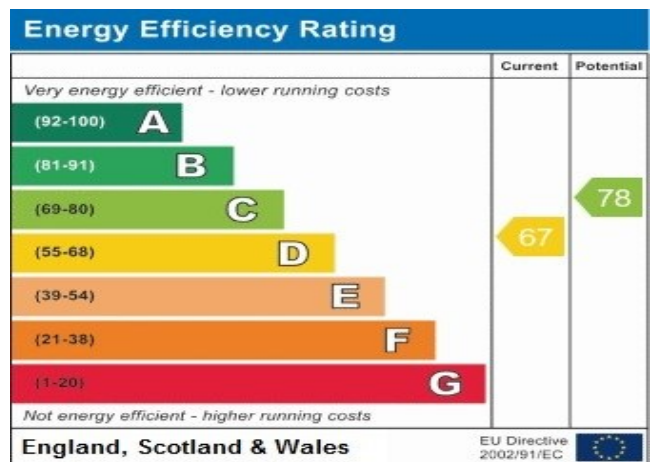
FLOOR PLAN



TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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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:

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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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