



## Harrytown Hall, Romiley, SK6 2BT

This impressive apartment is located within this Grade II listed building which in years gone by was a former convent. Set within extensive lawned gardens the large unique apartment is full of character and is set over 3 floors of this historic building offering traditional laid out accommodation that enjoys all the trappings of apartment living. Enjoying it's own entrance door accessed via a porch shared with 1 other apartment & featuring: Entrance hall, 20ft lounge with picture windows, dining room opening to the modern fitted kitchen, bathroom with white suite & 2 double beds. There are residents & visitors parking areas. Must be viewed to be appreciated.

Price Guide: £164,950 NO CHAIN



### RECEPTION PORCH

Access to apartments 1 & 2.

### ENTRANCE HALL

12' 8" x 3' 7" (3.86m x 1.09m)

Entrance door, flagged flooring, radiator with cover, double doors opening to the lounge, cloaks cupboard, stairs to first floor.

### LOUNGE

20' 0" x 18' 7" (6.09m x 5.66m)

2 Picture windows overlooking the front, feature open fireplace, stripped wood flooring, two radiators, door to understairs storage cupboard.



### FIRST FLOOR LANDING

Doors to dining room and bathroom, radiator, stairs to upper floor.

### DINING ROOM

14' 7" x 8' 8" (4.44m x 2.64m)

Sash window to front, radiator, archway to kitchen.



### FITTED KITCHEN

8' 5" x 8' 8" (2.56m x 2.64m)

Sash window to front. Fitted with a modern range of wall & base units set beneath a contrasting granite work surface incorporating a sink. Plumbing for dishwasher & washing machine, integral oven, hob & extractor.

### BATHROOM

6' 0" x 5' 5" (1.83m x 1.65m)

Contains a three piece white suite comprising of panelled bath with shower over & shower screen, low level WC and

pedestal wash hand basin, radiator, coordinating wall tiling, laminated flooring.

### SECOND FLOOR LANDING

Doors to bedrooms.

### BEDROOM ONE

14' 10" x 9' 5" (4.52m x 2.87m)

Sash window to front, radiator, access to roof space.



### BEDROOM TWO

10' 10" x 7' 8" (3.30m x 2.34m)

Sash window to front, radiator, stripped wood flooring.



### OUTSIDE

There is a residents parking area together with visitors spaces. The extensive gardens are laid mainly to lawn with mature trees and shrub borders.



### SERVICE CHARGE

There is a service charge payable of £122.69 per month which covers items such as buildings insurance, upkeep of the communal areas, gardening and buildings insurance.

### DIRECTIONS

From Romiley office turn left and proceed along Stockport Road turning left into Gorsey Brow. At the junction turn left and immediately right into Bredbury Green. Harrytown Hall can be found a short way along on the right hand side.

### VIEWING ARRANGEMENTS

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

EPC Rating - D

GL 22/7/15



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