



Apartment 6, Davies Court, Metcalfe Drive,
Romiley, Stockport SK6 3BG

Well presented one bed ground floor retirement apartment situated close to the village centre. A cul-de-sac development built by McCarthy & Stone in 2006.

Asking Price: £

WOODHALL
— PROPERTIES —

SUMMARY:

Well presented one bed ground floor retirement apartment situated close to the village centre; off Stockport Road. Cul-de-sac development built by McCarthy & Stone in 2006. Excellent communal facilities including in-house manager, laundry room, guest apartment, security entryphone, 24 hour 'care-call hotline', residents lounge with kitchen area, landscaped gardens, car parking. All electric. Briefly comprises: hall, living room (with patio door to small flagged patio and rear gardens), kitchen with split-level cooker, double bedroom (with fitted mirror-fronted wardrobes) and shower room/wc.

GROUND FLOOR

COMMUNAL ENTRANCE PORCH AND HALL

Security entryphone system, residents' lounge, house manager's office, staircases and lift to all floors.

PRIVATE ENTRANCE HALL

9' 9" x 3' 8" (2.97m x 1.12m) max. Cornice, 24hr 'care call' intercom and entryphone, large storage/cloaks cupboard.

LIVING ROOM (REAR)

16' 10" x 10' 2" (5.13m x 3.1m) max. Double glazed patio door and windows, contemporary fireplace with electric fire, cornice, slimline electric storage heater, emergency pull cord, glazed double doors to kitchen.

BREAKFAST KITCHEN (FRONT)

10' 9" x 7' 2" (3.28m x 2.18m) max. Range of fitted base and wall cabinets, stainless steel sink unit, work surfaces with tiled wall backs, integral split level cooker of electric oven/grill and halogen hob with extractor hood over, double glazed window, cornice, electric blow heater.

BEDROOM (REAR)

13' 6" x 9' 7" (4.11m x 2.92m) max. Plus built-in wardrobes with mirror fronted folding doors, slimline electric storage heater, double glazed window, cornice, emergency pull cord.

SHOWER ROOM/WC

6' 10" x 5' 7" (2.08m x 1.7m) max. Double-width shower cubicle with built-in chrome shower, vanity unit wash hand basin with cupboard below and mirror above, wall light with electric shaver point, low level wc, tiled walls, extractor fan, electric blow heater, cornice.

SERVICE CHARGE:

We are advised that the service charge is £1648.63 per annum, covering maintenance of common parts, communal areas, communal garden, buildings insurance and window cleaning.

TENURE:

We are advised by the vendor client that the property is Long Leasehold residue of 99 years and subject to an annual ground rent of £384.86. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We are advised that the Council Tax Band is B. All enquiries to Stockport MBC.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating is Band C. Further information is available on request.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm.

