



17 Redfern House, Harrytown, Romiley, Stockport, SK6 3BS

£73,000

- Two Bedroom Apartment
- Secure Retirement Complex
- Double size Bedrooms
- Lounge with multi windows
- Modern Kitchen Fittings
- Re – Fitted Shower Room
- Secure Gated Car Park
- Vacant and Chain Free
- 24 Hour Assistance
- Spacious & Well Presented

Sales

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**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

www.occonnorbowden.co.uk

PROPERTY DESCRIPTION:

Two double bedroom apartment situated on a corner position in a conveniently located retirement complex. The corner position makes this style of apartment the largest in the complex and the multiple windows in the lounge area provide lots of light. The apartment has been updated by the present owner and is in ready to move into condition with a modern fitted kitchen and a re-fitted shower room. Neutral décor and carpets compliment the modern fittings. The property is situated on the first floor conveniently close to the lift.

The pleasant communal areas include a residents lounge, laundry room, guest suite and hair dressing salon. There are also pleasant garden areas surrounding the building and a gated well lit car park at the rear of the development. Security features include a key fob entry system to the building and CCTV in the communal areas. A full time House Manager is based on site and when not available there is 24 hour service and support via intercom and telephone. The communal areas and the apartments are fitted with emergency pull cord systems. The property is situated in a convenient location close to local shops and services including the local Library. Bus services run along Harrytown Lane to Marple in one direction and Stockport in the other.

Communal Entrance

Entrance doors with intercom call to the flats. Lift to all floors. Access to communal lounge, refuse area and laundry.

Entrance Hall

Doors to bedrooms, shower room and lounge. Emergency intercom and entry system. Built in airing cupboard housing hot water tank.

Lounge 6.29m x 3.85m approx. – irregular shape room.

Wooden fire surround housing electric fire. Coving to ceiling. uPVC double glazed windows to front and side including full length feature window. Five wall light points. Door to kitchen.

Kitchen 2.36m x 2.27m

Fitted with a range of white gloss wall, drawer and base units, work surfaces and single drainer stainless steel sink unit with mixer tap. Integrated washing machine. Integrated slimline dishwasher. PVC wall cladding. uPVC double glazed window to front.

Bedroom One 5.15m x 2.93m

Built in storage unit with sliding mirror doors. Two wall light points. uPVC double glazed window to side. Electric heater.

Bedroom Two 4.13m x 2.20m

Coving to ceiling. Electric storage heater. uPVC double glazed window to front.

Shower Room

Shower enclosure, wash hand basin with mixer tap set into a vanity unit and low level WC. Coving to ceiling. PVC wall cladding. Electric heater. Extractor fan.

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

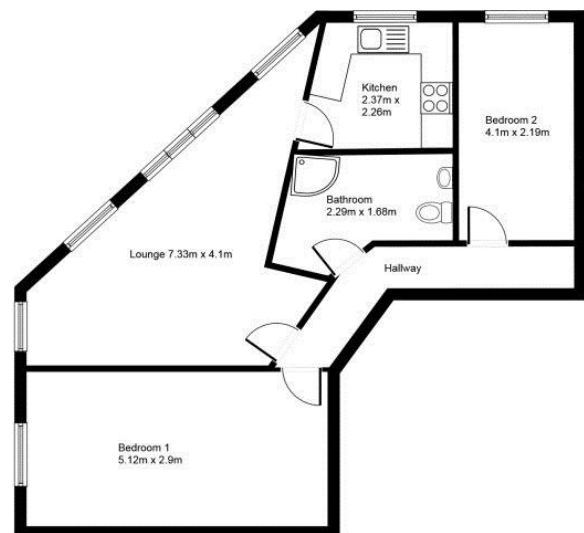
An apartment is available for daily or weekly rent and can be booked by residents for the use of visiting friends and family.

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

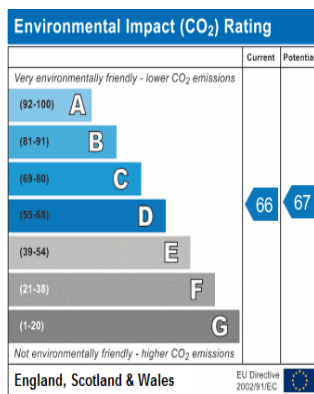
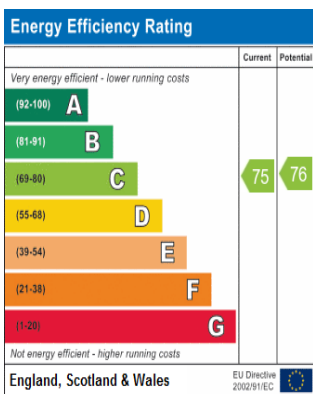
The service charge covers the use and up keep of communal services and areas. We are advised that the fee for 2015 was £2,603.56 payable in two installments. Interested parties must instruct their Solicitors to make full enquiries regarding the sums and frequency of charges.



Flat 17 Redfern House SK6 3BS

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, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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