



7 Lyme View Court, Romiley, Stockport, Cheshire SK6 4DB

£119,950

- Two Bedroom Apartment
- Second (top) floor location
- Walk on Balcony with views
- Garage parking to rear
- Two DOUBLE size bedrooms
- Impressive bathroom
- Modern fitted kitchen
- Gas central heating
- uPVC double glazing
- Great Central Village location

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**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

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PROPERTY DESCRIPTION:

With 2 DOUBLE size bedrooms and a GARAGE this well appointed second floor apartment will appeal to a variety of Buyers. This small development of just 9 apartments is situated in a central village location with Romiley Park at the rear and a supermarket, independent shops and eateries and Romiley train station within easy reach. The balcony with space for a table and chairs offers long range views across to Lyme Park hence the name Lyme View Court. The property is attractively presented and comprises of: Communal entrance area with intercom entry system, stairs to the second floor apartments, entrance hall with built in storage cupboard, lounge with uPVC double glazed French door and window to the walk on balcony, kitchen fitted with a range of modern units, two double size bedrooms and bathroom with a recently fitted white suite and attractive wall tiling. The property benefits from uPVC double glazing and gas central heating and to the rear of the building a garage provides off road parking.

Communal Entrance

Security intercom entry system. Stairs to first and second floor apartments.

Entrance Hall

Entrance door. Built in storage cupboard. Built in airing cupboard housing hot water tank. Central heating radiator. Doors to lounge, kitchen bedrooms and bathroom.

Lounge 4.36 x 3.46m

Door to built in storage cupboard. uPVC double glazed window to front. uPVC double glazed French door to balcony. Wall light points. Central heating radiator.

Kitchen 2.61m x 2.54m

Fitted with a range of modern wall, drawer and base units, work surfaces and single drainer stainless steel sink unit with mixer tap. Electric cooker point. Plumbing for automatic washing machine. Central heating/ hot water boiler. Tiled wall surfaces. uPVC double glazed window to rear.

Bedroom One 3.58m x 3.41m

uPVC double glazed window to front. Central heating radiator.

Bedroom Two 3.41 x 2.36m

uPVC double glazed window to front. Central heating radiator.

Bathroom 2.65m x 1.67m

Fitted with a modern white suite with chrome fittings comprising of: Panelled bath with mixer tap and electric shower over, wash hand basin with mixer tap, low level WC. Tiled wall surfaces. Chrome towel rail radiator. uPVC double glazed window to rear.

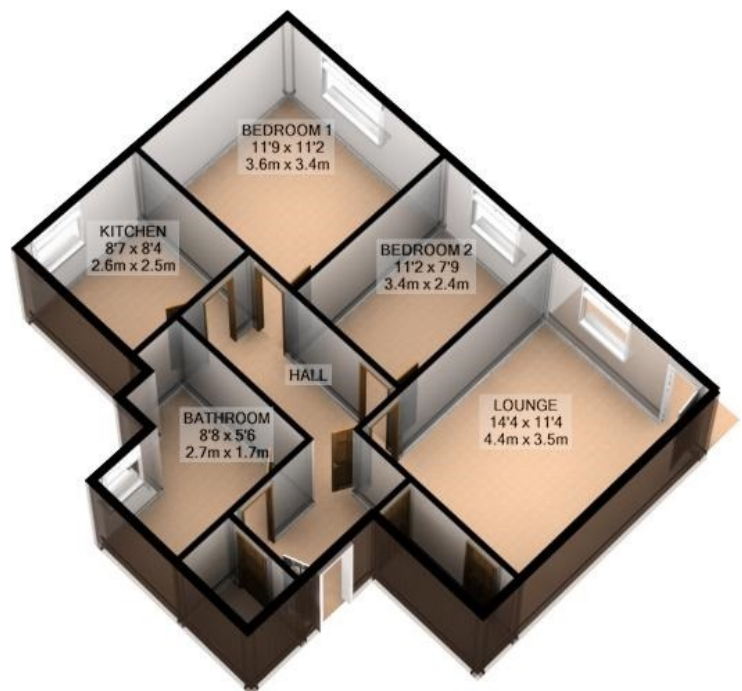
Garage

Brick garage with up and over door located at the rear of the building.

TENURE

We are advised that the property is leasehold on a 999 year lease with a ground rent of £15 a year. The service charge for 2015/2016 is set at £40.00 per month and includes the insurance of the building, cleaning and lighting of the communal areas and contribution to a sinking fund for any future large scale repairs. Interested parties are urged to instruct their own legal advisor to make enquires regarding the charges and frequencies of sums payable.

FLOORPLAN:



TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.7 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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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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