



## Georgian Court, Stockport Road, Romiley, Stockport , SK6 3BP

**£700 PCM**

- Attractive Duplex Apartment
- Two Double Bedrooms
- Two Bath / Shower Rooms
- Additional WC
- Social Dining Kitchen Arrangement
- Integrated Appliances Including Dishwasher
- Situated in a Gated Development
- Allocated Parking Space
- 2 Minutes from Romiley Rail Station
- Modern décor and flooring

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Property Management

**O'Connor  
Bowden**

**Romiley 0161 406 0044 Marple 0161 427 2971**

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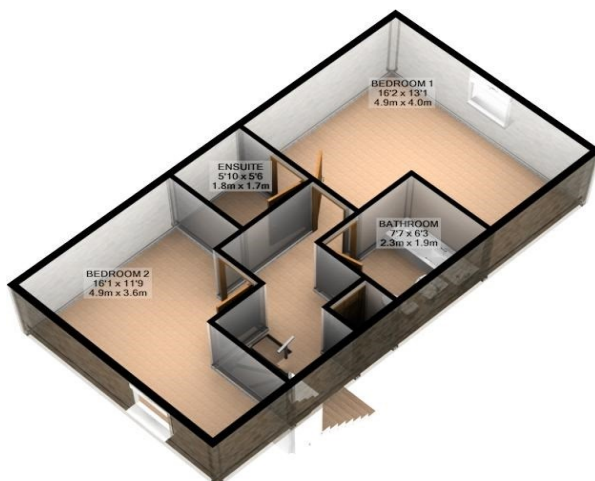
## PROPERTY DESCRIPTION:

Spacious and well appointed two double bedroom duplex apartment situated in a small gated development in Central Romiley, a short stroll away from the Railway Station.

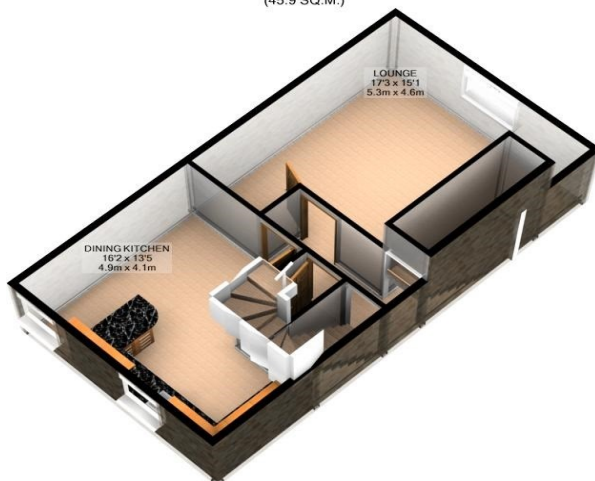
The property is offered part furnished with integrated cooking appliances, washing machine and dishwasher and fitted blinds. The accommodation comprises of: Private entrance door from the rear courtyard, stairs to first floor living accommodation, lounge, dining kitchen with modern units and breakfast bar, WC, stairs to the second floor accommodation, two double size bedrooms, en suite shower room off the master bedroom and family bathroom. The property has neutral décor and flooring, central heating, double glazing, an intruder alarm system, phone entry system and is available from April 2016.

Georgian Court is a small development of just 5 properties located in Central Romiley. Romiley provides an array of shops and eateries, a supermarket, a leisure centre with swimming pool and gym and many other sports and leisure facilities. Romiley Railway Station provides a commuter service into Manchester Piccadilly and Sheffield and the M60 at Bredbury is approximately 2 miles away.

## FLOOR PLAN



2ND FLOOR  
APPROX. FLOOR  
AREA 494 SQ.FT.  
(45.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 494 SQ.FT.  
(45.9 SQ.M.)  
TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.7 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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## ACCOMMODATION:

### Entrance Hall

UpVC double glazed entrance door from the rear courtyard. Stairs to first and second floor accommodation. Intruder alarm control panel.

### First Floor Landing

Doors to dining kitchen, lounge and WC. Phone entry handset linked to the communal courtyard gate.

### Lounge 5.27m x 4.61m Max

uPVC double glazed window to rear. Central heating radiator.

### Dining Kitchen 4.92m x 4.09m Max

Fitted with a range of pale oak style wall, drawer and base units, work surfaces, single drainer stainless steel sink unit with mixer tap and breakfast bar. Built in oven, ceramic hob and extractor canopy with hob light. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Two uPVC double glazed windows to front. Central heating radiator.

### WC

Low level WC and wash hand basin. Inset spotlights to ceiling. Extractor fan.

### Second Floor Landing.

Doors to bedrooms and bathroom. Intruder alarm control panel. Built in cupboard housing electric heating and hot water system.

### Bedroom One 4.93m x 3.99m Max

Door to en suite shower room. Inset spotlights to ceiling. uPVC double glazed window to rear. Central heating radiator.

### En Suite Shower Room 1.77m x 1.67m

Shower enclosure, low level WC and wash hand basin suite. Inset spotlights to ceiling. Towel rail radiator. Extractor fan.

### Bedroom Two 4.90m x 3.58m Max

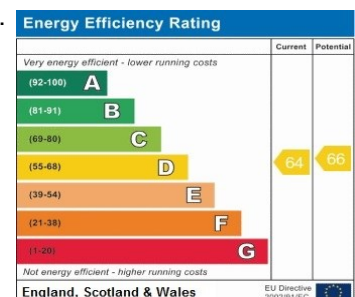
Inset spotlights to ceiling. uPVC double glazed roof window to front. Central heating radiator.

### Bathroom 2.31m x 1.90m

Fitted with a modern white suite with chrome fittings comprising of: Panelled bath with mixer tap and shower screen, pedestal wash hand basin and low level WC. Inset spotlights to ceiling. Towel rail radiator. Extractor fan.

### Exterior

Courtyard area accessed via entry control gates. Allocated parking space within the courtyard. Refuse and recycling area. Small lawned area.



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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