



Helping *you* move



## 2 Lyme Wood Grange, Audlem, CW3 0FH

A beautifully presented Two Bedroom Apartment in this attractive McCarthy & Stone development with a spacious Living Dining Room, Principal Bedroom with En Suite, Parking and nicely maintained shared social Living Area and Communal Garden.

Offers In Region Of  
**£285,000**



### Overview

- Beautifully Presented Two Bedroom Apartment
- Ground Floor with French Doors to Communal Garden, Secure Entrance, Shared Amenities
- Entrance Hall, Shower Room
- Spacious Living Dining Room, Kitchen
- Two Double Bedrooms, One with En Suite Shower
- Private Parking for One Vehicle
- Council Tax band – B
- Energy Rating - B



### Brief Description

Entry to the apartment is through the communal Entrance Hall via an intercom system. The apartment has a generous Hallway, a Utility Room with plumbing for your washing machine/washer dryer, a spacious Living Dining Room with French doors out to a small private patio and the communal Gardens, and the Kitchen which has an excellent range of units with integrated oven, hob with extractor fan over, microwave and fridge freezer. Returning to the Hallway and there's a Shower Room with walk-in shower, Bedroom Two which is a spacious double room currently used as an Office and Hobby Room and the Principal Bedroom with walk-in wardrobe and En Suite Shower Room.

The communal social room and patios are perfect for getting together with other residents, family and friends.

### Location

Audlem is a pretty, thriving village on the Cheshire/Shropshire border - full of charm, with the Shropshire Union Canal running through it. Within the village are a number of local shops, cafes, pubs, a supermarket, Doctor's Surgery, Primary School, play area and the canal is great for walks and lunch at the pub on the tow path!

The busy market towns of Nantwich, Whitchurch and Market Drayton are all within easy reach, and offer you a wider choice of shops and facilities - with Shrewsbury, Chester and The Potteries being within commutable distance.





# Your **Local** Property Experts

## 01630 653641



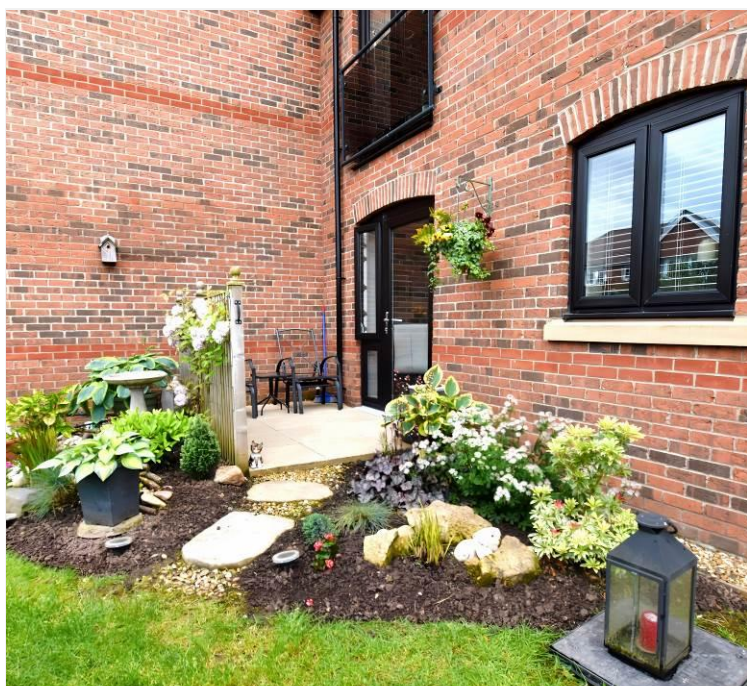
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains water, drainage and electricity services are available with electric heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Cheshire East Council

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)

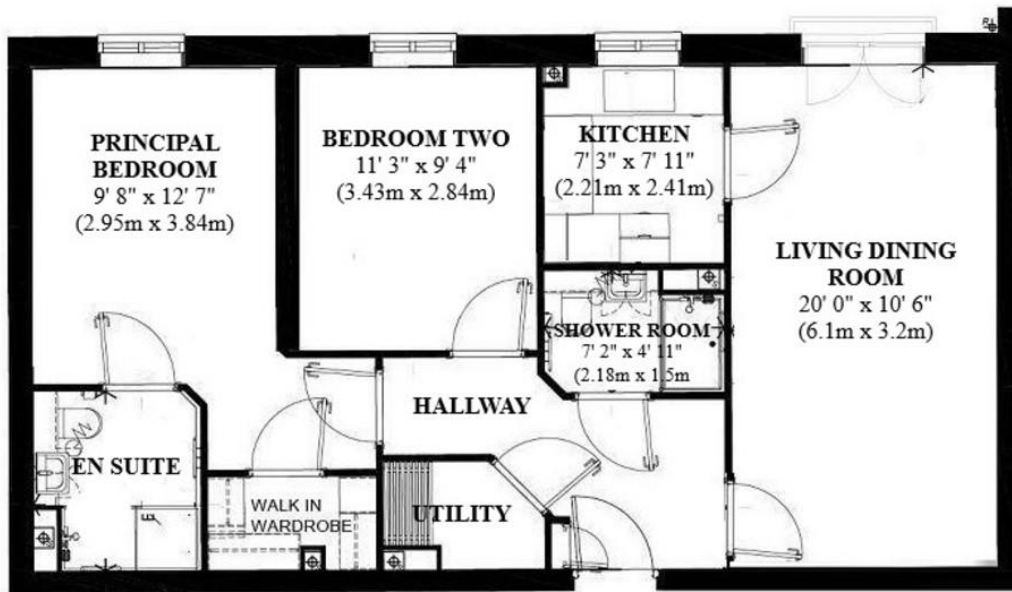


**DIRECTIONS:** From Market Drayton take the A529 Adderley Road through Adderley and at the T-junction turn right into Audlem. At the crossroads by the Church turn left and after approximately 0.5 miles turn left on McKelvey Way where the development is on your left. Park in one of the visitor spaces to the left of the car park and then use the intercom to call Apartment 2 for us to open the doors.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the





**Floor Plan**  
Not to Scale  
Please use as a Guideline Only



## COMMUNAL AREAS



**TENURE & CHARGES:** Please We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. A 999 year Leasehold was created in 2019 and so 992 years remain.

The ground rent is approximately £495 per annum and annual cost for the maintenance of the communal areas, gardens, car park and fabric of the building (including water rates) is approximately £4,475. McCarthy & Stone also take 1% of any future selling price on completion from the vendor. Vacant possession upon completion

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01630 653641

**BARBERS ESTATE AGENT:** Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.