



GASCOIGNE HALMAN

15 OLD MILL CLOSE, LYMM, CHESHIRE WA13 9RW

THE AREAS LEADING ESTATE AGENT

| £325,000

A luxury purpose built ground floor apartment in a highly sought after and prestigious private development overlooking the River Bollin and open countryside.

Once a former Mill this reconstructed detached property has been developed into just six luxury apartments serviced by an elevator from communal hallways where there are just two apartments to each floor. A secure entrance is managed by an intercom and adjacent are two allocated parking spaces.

The Old Mill is a super development constructed by the well regarded local builder Roland Bardsley Homes of attractive Cheshire Brick accessed off a private drive forming a rather exclusive setting lying on the edge of the village adjacent to the River Bollin and open countryside.

LOCATION

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is

surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

DIRECTIONS

SAT NAV WA13 9RW

LUXURY GROUND FLOOR APARTMENT OF GOOD PROPORTIONS

LOVELY CHESHIRE BRICK RECONSTRUCTED FORMER MILL OF JUST SIX PROPERTIES

EXCELLENT EDGE OF VILLAGE LOCATION ADJACENT TO THE RIVER BOLLIN AND OPEN COUNTRYSIDE

LYMM OFFICE

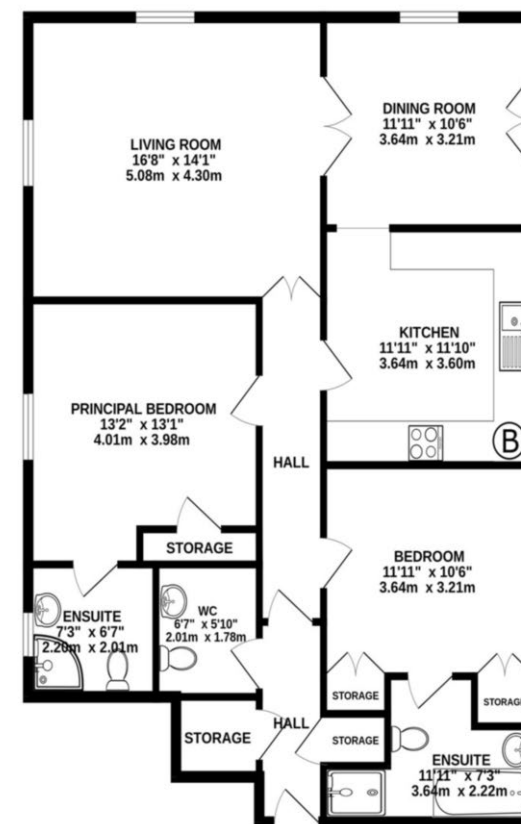
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**GASCOIGNE
HALMAN**

GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 sq.m.) approx.
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