



**GASCOIGNE
HALMAN**

OLD MILL CLOSE, LYMM,, EPC RATING:- C / COUNCIL
TAX BAND:- D

THE AREAS LEADING ESTATE AGENT

OFFERS OVER £270,000

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

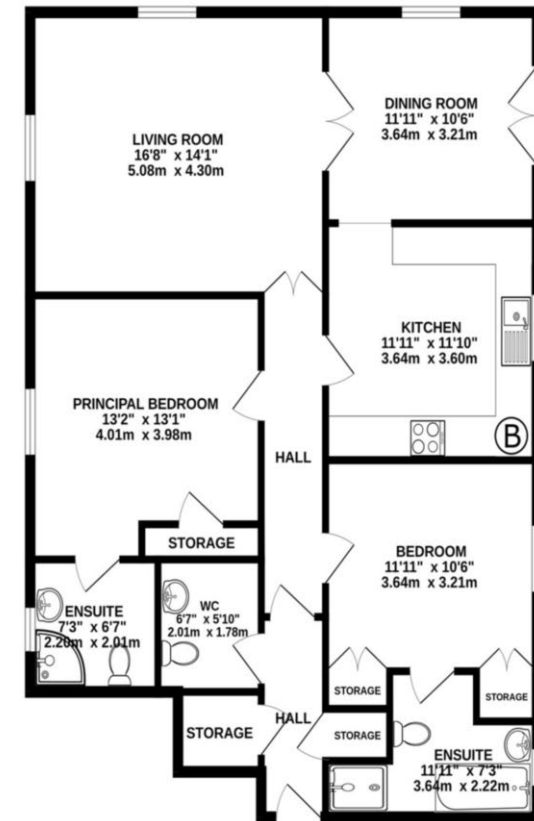
01925 758345

lymm@gascoignealman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

**GASCOIGNE
HALMAN**

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



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2023



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.