



**GASCOIGNE  
HALMAN**

APT 3, THIRLMERE LODGE, RECTORY LANE, LYMM

THE AREAS LEADING ESTATE AGENT

| £230,000

Located in the very heart of the village a first floor purpose built apartment of a good size available with immediate vacant possession with undercover parking and communal gardens.

This first floor apartment occupies a prime central position in the very heart of the village centre and flanked by communal gardens and undercover parking. It lies on the first floor of the building and faces out to the front overlooking the woodland of Lymm Hall.

The accommodation is well presented throughout, neutrally decorated and available with immediate vacant possession with no onward chain. A communal access and first floor landing serves a private hallway, a living/dining room to the front, a modern fitted kitchen with integrated appliances and two double bedrooms with two bathrooms in classic white, one en-suite.

#### DIRECTIONS

SAT NAV - WA13 0AQ

#### 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.

#### TENURE

Leasehold. Ground Rent: £260 pa Services Charges: £182 pm including buildings insurance and buildings maintenance and grounds maintenance  
Length of Lease - 999 yrs - 975 yrs remaining

#### LOCAL AUTHORITY

Warrington Borough Council Tax Band:- D

#### ENERGY PERFORMANCE RATING

EPC Rating:- C

#### VIEWING

Viewing strictly by appointment through the Agents.

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LYMM OFFICE

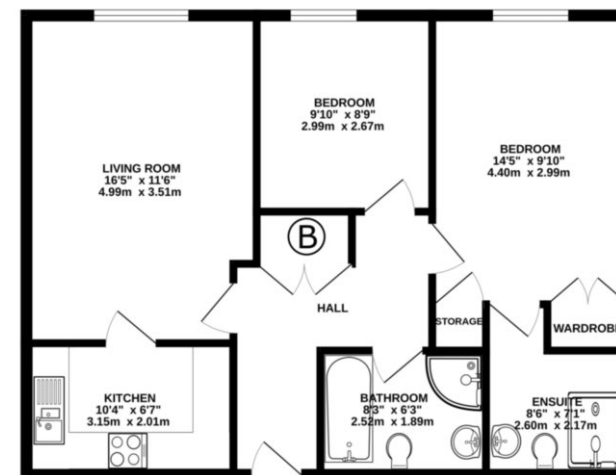
01925 758345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

**GASCOIGNE  
HALMAN**

GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, buildings, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Marked with a star (★)



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.