



**GASCOIGNE
HALMAN**

MINERVA PLACE, LYMM, CHESHIRE

THE AREAS LEADING ESTATE AGENT

| £347,000

An exceptional, almost new, ground floor luxury apartment for the over 55's within easy reach of the village and one of the few with it's own private courtyard. NO CHAIN.

Welcome to Minerva Place, Lymm luxury retirement living. This exceptional development of 45 individually designed apartments, provides the rare opportunity to acquire a beautiful retirement home in a stunning conservation area setting that is close to a thriving village centre.

This ground floor apartment is located close to the Bridgewater Canal, Lymm Golf Club and alongside the historic Trans Pennine Trail, and benefits from a leafy position and it's own, enclosed, private courtyard immediately accessed off the living room.

Beautifully appointed throughout this two bedroom "garden" apartment offers stylish living with the peace of mind of an On Site Life Style Manager. Contemporarily styled and decorated there is a fully fitted open plan living dining kitchen with integrated appliances including an oven, hob, dishwasher, microwave and fridge freezer. A smart shower room offers a low profile fitted shower which services the two double bedrooms.

The development Features a communal residents Lounge and wellness suite, private, landscaped gardens, 24-hour Emergency Call System, mobility scooter and bicycle store, resident and visitor car parking with EV charging points.

DIRECTIONS

SAT NAV WA13 9AG

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. 999 yrs from May 2023 - Ground Rent estimated at £495 pa.

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- C

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.

Approximate Gross Internal Floor Area = 68.4 sq m / 737 sq ft

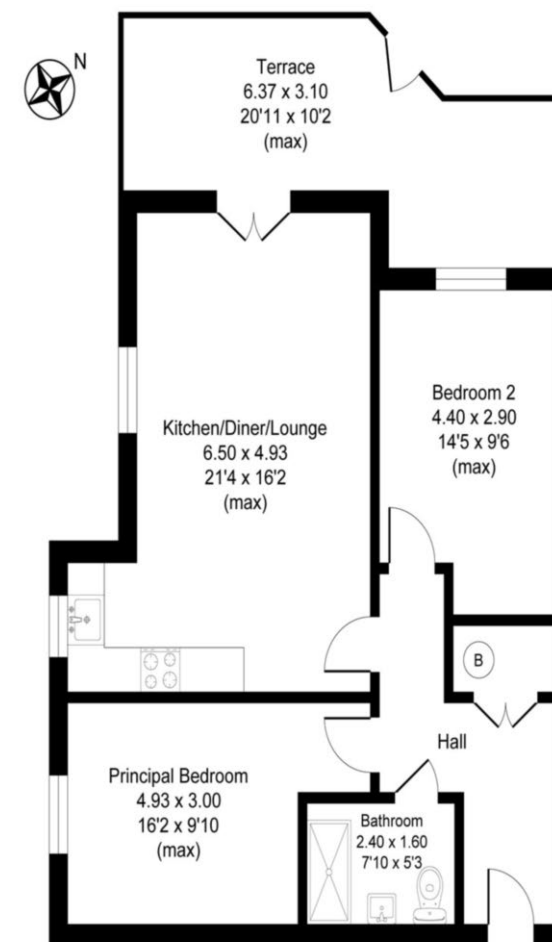


Illustration for identification purposes only, measurements are approximate, not to scale.

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