



**GASCOIGNE  
HALMAN**

DUKESBRIDGE COURT, LYMM, EPC RATING:- C /  
COUNCIL TAX BAND:- D

THE AREAS LEADING ESTATE AGENT

| £270,000

Occupying a prime, central, location in the very heart of the village an upper ground floor apartment of generous proportions overlooking the Bridgewater canal. NO CHAIN.

Constructed in 2005 this smart, Cheshire brick built development of luxury apartments lies in an idyllic and convenient location in the very heart of the village, overlooking the Bridgewater canal. The village centre is literally a few minutes walk over Lymm Bridge so perfect for an easy lifestyle with little or no maintenance and security. There is allocated parking and visitor space.

A security intercom system allows access to the communal hall and there are just a few steps up to the front door of the apartment. The interesting design and open plan nature makes a bright and airy space with a living dining kitchen having several integrated appliances and a number of windows overlooking the canal. There are two double bedrooms and two bathrooms, one en-suite. A utility cupboard keeps white goods out of sight.

#### DIRECTIONS

SAT NAV WA13 9DU

#### 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 residue of 999 years from 2005. Service Charge £1,200 pa. Ground Rent £150 pa

#### 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)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

#### LYMM OFFICE

01925758345

lymm@gascoignealman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

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Approximate Gross Internal Floor Area = 73.4 sq m / 791 sq ft



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

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