



**GASCOIGNE  
HALMAN**

MILLBANK, LYMM, EPC RATING:- D / COUNCIL TAX  
BAND:- D

THE AREAS LEADING ESTATE AGENT

| £330,000

Perfectly located on a small cul-de-sac within the very heart of the village with the shops and canal on its doorstep, a top floor larger styled apartment with allocated parking and garage.

Millbank is a lovely cul-de-sac made up of just a few detached properties around a large manor house which has been converted into sizable homes and just three luxury apartments. Number 19 lies on the top floor and offers well appointed spacious accommodation which extends to about 1039 sq ft. Flanked by communal grounds there is allocated parking for several vehicles and a garage.

The position within the village is quite superb being located just over Lymm Bridge so all of the facilities and amenities of the village are literally a few minutes walk away as are lovely walks along The Bridgewater Canal.

#### DIRECTIONS

SAT NAV WA13 9DG

#### 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 1976, Peppercorn Ground Rent  
Service Charge £110 pcm (buildings ins + garden maintenance)

#### 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.

#### LOCAL AUTHORITY

Warrington Borough Council Tax Band:- D

Approximate Gross Internal Floor Area = 96.5 sq m / 1039 sq ft

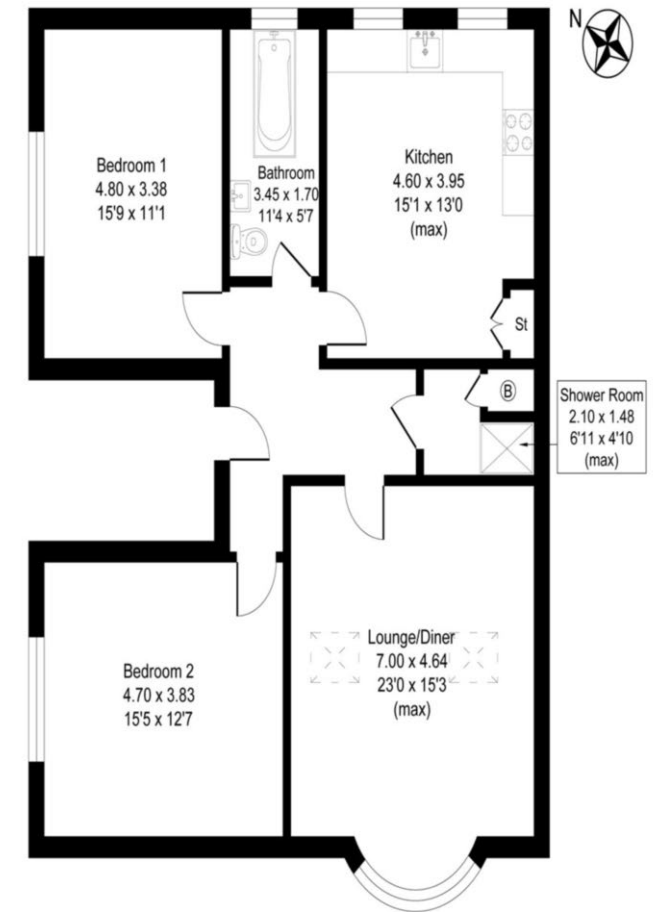


Illustration for identification purposes only, measurements are approximate, not to scale.

#### LYMM OFFICE

01925 758345

lymm@gascoignealman.co.uk

6 The Cross, Lymm, Cheshire, WA13 0HP

**GASCOIGNE  
HALMAN**

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.