



**GASCOIGNE  
HALMAN**

BRIDGE MEADOW, LYMM

THE AREAS LEADING ESTATE AGENT

| £250,000

Stylish Two Bed Apartment with En-suite, Open Plan Kitchen/livingroom, with Communal Gardens! Don't Miss Out on This Modern Apartment!

Gascoigne Halman are pleased to present to market a stylish first-floor apartment located in the sought-after road of Bridge Meadow located in the beautiful Cheshire village of Lymm. Conveniently located within close proximity from Lymm village amenities, this apartment offers a perfect blend of peaceful surroundings with easy access to local shops and restaurants.

This well-presented leasehold property offers a contemporary living space briefly comprising of two double bedrooms, family bathroom, and a spacious open-plan kitchen diner/living room. The master bedroom comes with an en-suite for added convenience.

Situated in a quiet location, residents can enjoy the well maintained lawned communal garden and the apartment also benefits from an allocated parking space for a single car.

Don't miss the opportunity to own this sleek and elegant apartment for the price of £250,000. Contact us today to arrange a viewing and make this stylish apartment your new home.

#### DIRECTIONS

Sat Nav WA13 9GH

#### 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 138 years remaining

#### LOCAL AUTHORITY

Warrington Borough Council - C

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating - TBC

#### 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 = 62.9 sq m / 677 sq ft

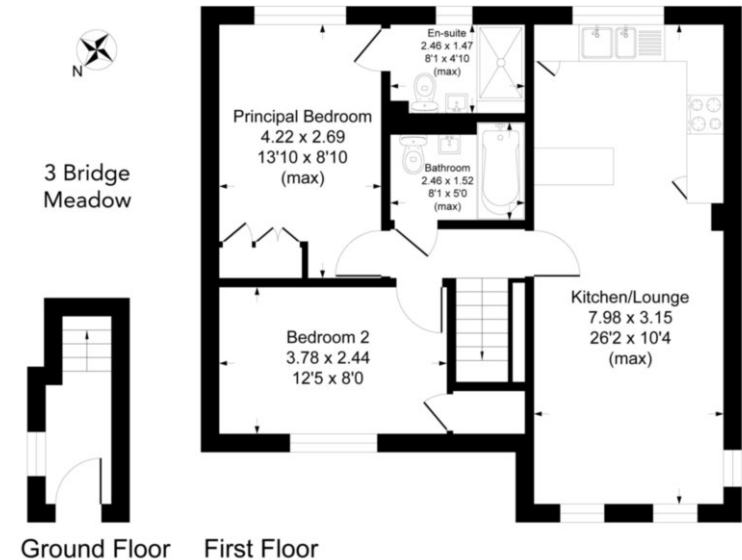


Illustration for identification purposes only, measurements are approximate, not to scale.

#### LYMM OFFICE

01925 758 345

lymm@gascoingehalman.co.uk

6 The Cross, Lymm

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