



**GASCOIGNE  
HALMAN**

LYMM QUAY, LYMM

THE AREAS LEADING ESTATE AGENT

## ASKING PRICE £350,000

Waterfront Living in the Heart of Lymm Village - Stylish two Bed Duplex Apartment with Private Parking, No Chain!

Nestled in the heart of Lymm Village, Cheshire, this exquisite duplex apartment offers a unique blend of modern luxury and serene waterfront living. Situated adjacent to the picturesque Bridgewater Canal, this two-bedroom apartment boasts a stylish open plan living kitchen/diner, ideal for entertaining guests or relaxing in style.

Upon entering, you are greeted by high-quality fixtures and fittings throughout, enhancing the contemporary charm of the residence. The property features a large balcony/sun deck, perfect for enjoying the tranquil canal views and soaking up the sun.

Convenience is key with private parking for two cars. This property also benefits from being offered with no onward chain, providing a smooth transition for the new owners.

With a prime location in the center of Lymm Village, residents can enjoy easy access to local amenities, shops, and restaurants, creating a vibrant and convenient lifestyle.

Don't miss the opportunity to make this stunning apartment your own. Contact us today to arrange a viewing and experience the allure of waterside living at Lymm Quay.

### DIRECTIONS

SAT NAV - WA13 9ED

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

FREEHOLD

Service Charge £120 pa

### LOCAL AUTHORITY

WARRINGTON B C - BAND C

### ENERGY PERFORMANCE RATING

EPC - C

### SERVICES

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

### VIEWING

Viewing strictly by appointment through the agent.

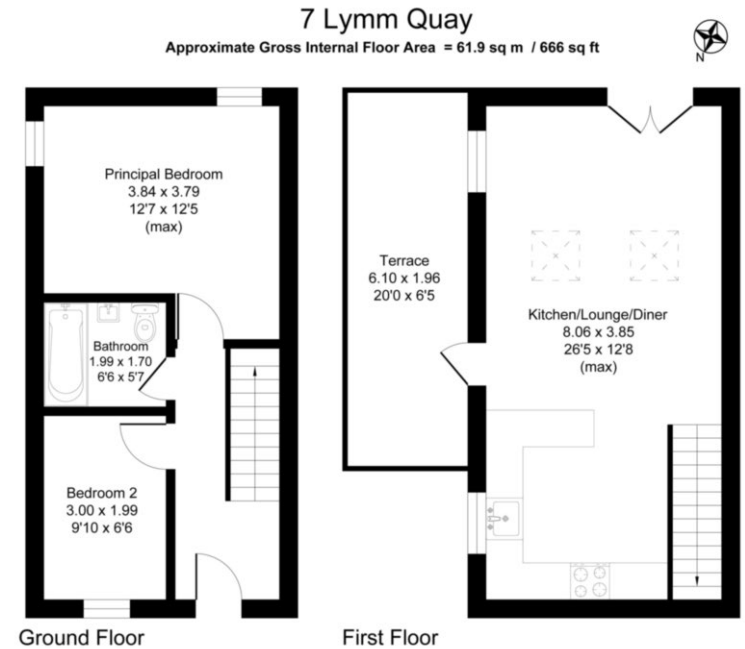


Illustration for identification purposes only, measurements are approximate, not to scale.

## LYMM OFFICE

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