



**GASCOIGNE
HALMAN**

MAYFIELD COURT, CHERRY LANE, LYMM

THE AREAS LEADING ESTATE AGENT

| £320,000

An impressive first floor purpose built apartment forming a smart and exclusive block of just six units with lift access amongst communal gardens and ample parking within easy reach of Lymm village.

Constructed in 2009 by builders of repute McGoff Construction this most attractive double fronted building houses just six luxury apartments serviced by a lift. It lies amongst communal gardens along with ample parking and is situated within easy reach of the village.

The apartment available is located on the first floor and runs through the building, front to back so there is lots of natural light to each room. A private hallway leads to the spacious rooms of which there is a sitting room to the front and side, a dining kitchen to the front with contemporary units and appliances, two double bedrooms to the rear and two quality bathrooms, one en suite.

DIRECTIONS

SAT NAV WA13 0PR

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 01/01/2017.
Annual Service Charge £2796 Ground Rent £250 pa.

ENERGY PERFORMANCE RATING

EPC RATING:- B

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- D

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 = 95.7 sq m / 1030 sq ft



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

LYMM OFFICE

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**GASCOIGNE
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