



**GASCOIGNE
HALMAN**

NEWARTH DRIVE, LYMM

THE AREAS LEADING ESTATE AGENT

| **ASKING PRICE £135,000**

DESCRIPTION

Situated on the popular Newarth Drive, Lymm, this one bedroom modern leasehold apartment presents a fantastic opportunity for those seeking a comfortable and convenient living space. This second floor apartment offers a cozy retreat within easy reach of Lymm village amenities.

The property features a well appointed fitted kitchen, a master double bedroom, and a bathroom complete with a shower over the bath. Residents will also benefit from a single garage and allocated parking for convenience and a boarded loft space for added storage. The apartment also has access to surrounding communal gardens.

With an asking price of £135,000, this apartment is ideal for first-time buyers or those looking to downsize without compromising on quality. Don't miss out on the chance to make this charming apartment your new home.

DIRECTIONS

SAT NAV WA13 0LH

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 - 106 years remaining. Ground Rent & Service Charge £2,500 per annum.

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- B

ENERGY PERFORMANCE RATING

EPC Rating:- D

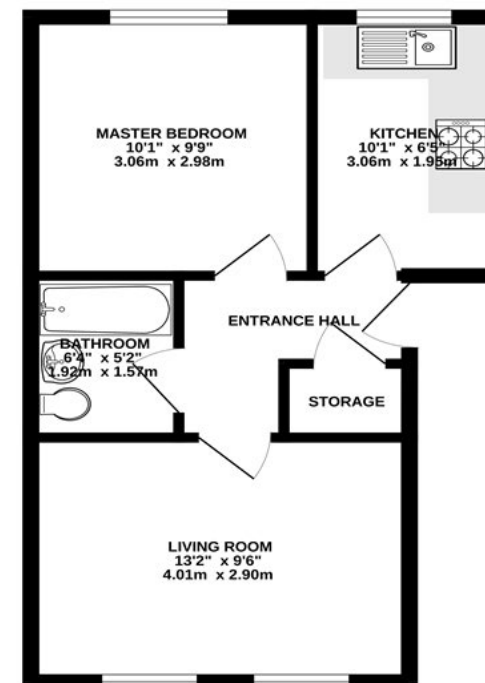
VIEWING

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.

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 370 sq.ft. (34.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplex C2025

LYMM OFFICE

01925 758345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

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