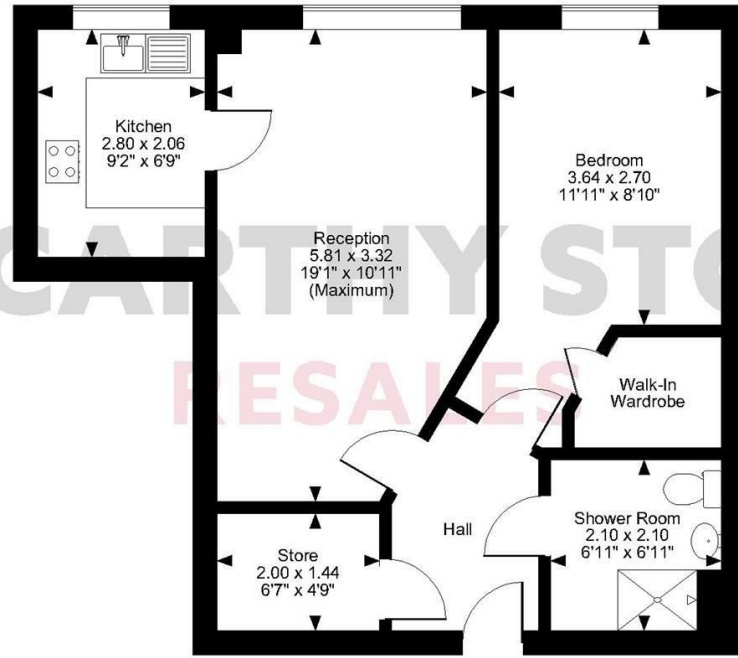
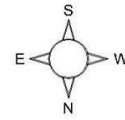


The Limes, Booths Hill Close, Lymm
 Approximate Gross Internal Area
 559 Sq Ft/52 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	88

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

14 THE LIMES
 BOOTH'S HILL CLOSE, LYMM, WA13 0DW



A WELL PRESENTED one bedroom apartment overlooking the LANDSCAPED COMMUNAL GARDEN. Located on the FIRST FLOOR of an AGE EXCLUSIVE OVER 60'S McCARTHY STONE Retirement Living development.

ASKING PRICE £190,000 LEASEHOLD

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THE LIMES BOOTHS HILL CLOSE, LYMM

1 BED | £190,000

SUMMARY

The Limes has been designed and constructed for modern living. The apartments boast Sky+ connection points in living rooms (set up and subscription charges will apply), fitted wardrobes in master bedrooms, camera video entry system (for use with a standard TV).

The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family and, if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

LOCAL AREA

The Limes is well positioned for convenient access to the village of Lymm which boasts a wide range of shops from high street brand names to local boutiques, as well as a post office, supermarkets, restaurants, pub, chemist, a library and community centre. Local bus services provide routes in and around Lymm as well as Altrincham and Stockton Heath. The Limes is a McCarthy Stone Retirement Living development specifically designed for the over 60's. The development sits on Booth's Hill Close.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the

hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. All other doors lead to the living room, bedroom and shower room.

LIVING ROOM

A bright and airy, spacious lounge with dining area looking over the communal grounds. Modern electric feature fireplace makes a wonderful focal point in the room. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

KITCHEN

A modern fitted kitchen with a range of low and eye level units and drawers, with roll top work surfaces and tiling to splash backs. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Oven, ceramic hob, cooker hood, extractor and integral fridge and freezer. Tiled floor.

BEDROOM

Spacious double bedroom with walk in wardrobe housing shelving and rails for storage. Ceiling light, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of; shower cubicle with grab rails, low level WC, and wash basin with mirror above. Shaving point, electric heater, heated towel rail and extractor fan.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your

Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge £3,068.97 per annum (for financial year ending 31/03/2025)

PARKING PERMIT SCHEME - SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASEHOLD INFORMATION

Lease length: 125 years from 2010

Ground rent: £425 per annum

Ground rent review: Jan 2025

Manage by: McCarthy and Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

