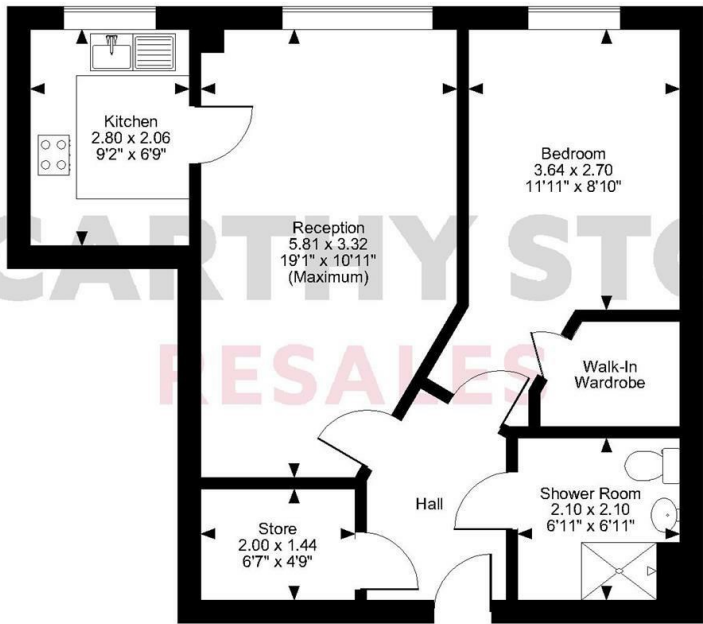
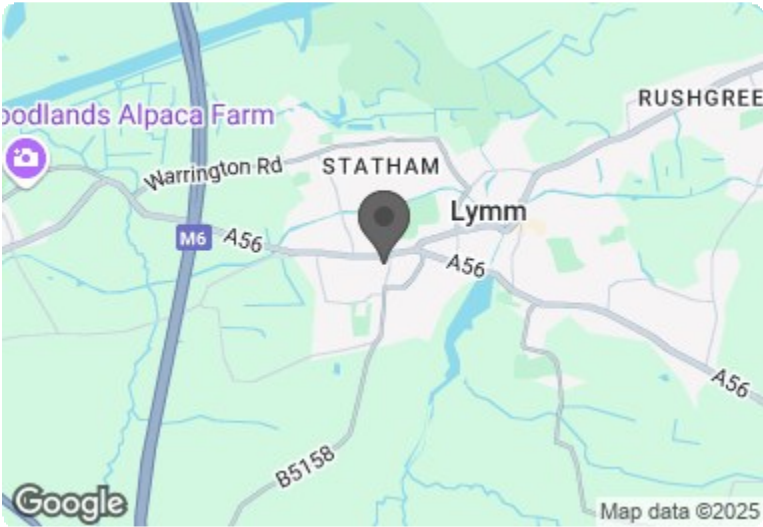


The Limes, BoothsHill Close, Lymm
Approximate Gross Internal Area
559 Sq Ft/52 Sq M



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		88
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



14 The Limes

Booths Hill Close, Lymm, WA13 0DW

PRICE
REDUCED



PRICE REDUCTION

Asking price £185,000 Leasehold

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.

Call us on 0345 556 4104 to find out more.

The Limes Booths Hill Close, Lymm

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

1 Bed | £185,000

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 £3,060.87 per annum (for financial year ending 31/03/2026)

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

