



- Large Living/Dining Room: A bright and spacious area with windows on both the front and side, providing ample natural light and a versatile space for entertaining or relaxing.
- Two Good-Sized Bedrooms: Ample space for restful living, with the master bedroom featuring an en suite bathroom.
- Additional Bathroom: A well-appointed bathroom to serve guests and the second bedroom.
- Allocated Parking: Dedicated parking space ensures convenience.
- Fitted Kitchen: Well-equipped kitchen with integrated appliances, offering both functionality and style.
- En Suite to Master Bedroom: A private, convenient bathroom attached to the master bedroom.
- Gas Central Heating: Efficient heating system to keep the apartment warm and cozy.
- Communal Gardens: Beautifully maintained gardens provide a tranquil outdoor space for residents to enjoy.

**Offers In The Region Of £165,000**



Welcome to this large and airy first-floor apartment, designed for comfortable living with plenty of space to enjoy. With gas central heating and a host of modern features, this property is perfect for those seeking a blend of style and convenience.

This apartment combines generous space with modern amenities, making it an ideal home for those seeking comfort and convenience. Don't miss out on this opportunity—schedule a viewing today!

#### Location

Lymm Village Centre offers a selection of local shopping facilities including a local supermarket, together with various restaurants, banks, building societies and a Post Office. A local open market is held once a week on a Thursday. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington and Manchester are readily accessible together with access to the M6/M56/M60 motorway network and subsequently to Manchester International Airport.

#### Communal Entrance Hall

Outer front door opening to communal entrance hall and the apartment will be found on the first floor.

#### Apartment Front Door

Opening to entrance hall with alarm control panel, phone entry system, central heating radiator, power points, ceiling coving, telephone point, built in storage cupboard housing Baxi combi boiler and two light points.

#### Lounge/Dining Room

20'6" x 9'7" (6.25 x 2.92)

Spacious lounge/diner with double opening doors looking out to the communal garden and small window looking to the side of the property, power points, ceiling coving, telephone point, TV aerial socket, central heating radiator, two ceiling light points and door to:

#### Kitchen

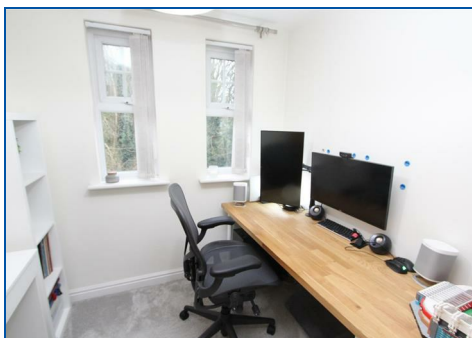
9'5" x 6'1" (2.87 x 1.85)

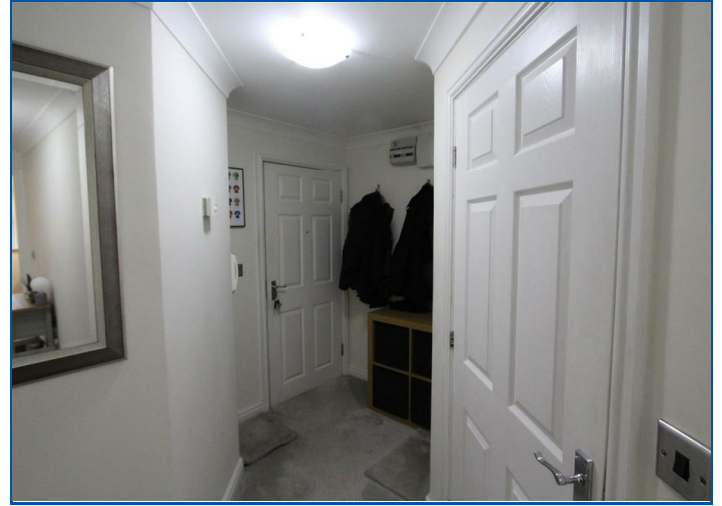
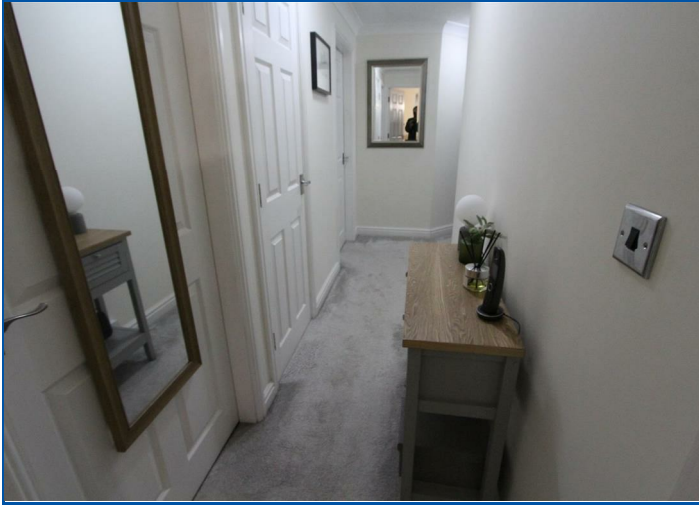
Fully fitted kitchen with 1 ½ bowl sink drainer unit set into heat resistant granite effect work surfaces with ample draws and cupboards beneath, matching eye level storage cupboards, tiled splash back, integrated, fridge, freezer, dishwasher, space for washing machine. Laminate floor, central heating radiator, 4 ring gas hob, electric oven and 4 way spotlights.

#### Bedroom 1

13'3" x 9'0" (4.04 x 2.74)

Good sized double bedroom with two double glazed windows looking towards rear garden, power points, built in wardrobes and chest of draws, central heating radiator and ceiling light point and door to:





### En Suite

White coloured suite comprising shower cubical, low level W/c, pedestal wash hand basin, wall mounted electric shaver point, wall mounted medicine cupboard, extractor fan and light point.

### Bedroom 2

9'0" x 7'5" (2.74 x 2.26)

Window over looking the communal garden, central heating radiator, power points and light point.

### Bathroom

White panel bath, pedestal wash hand basin, low level W/C, vinyl flooring, mixer tap above bath, wall mounted mirror, electric shaver point, extractor fan and light point.

### Outside

The property benefits from allocated parking, visitor parking and communal gardens.

### Tenure

We are informed by the current owners that the property is Leasehold £207.74 per annum. 979 remaining years left on the lease

The annual management charges are £2260 per annum

### Council Tax Band

Tax Band: C Payable to Warrington Borough Council

### Viewing

Strictly by appointment with Ridgeway Residential Estate Agents.

### Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER RIDGEWAY RESIDENTIAL, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.

### Information

Water Mains Supply  
Electricity Mains Supply  
Gas Mains Supply

Sewerage Mains Supply

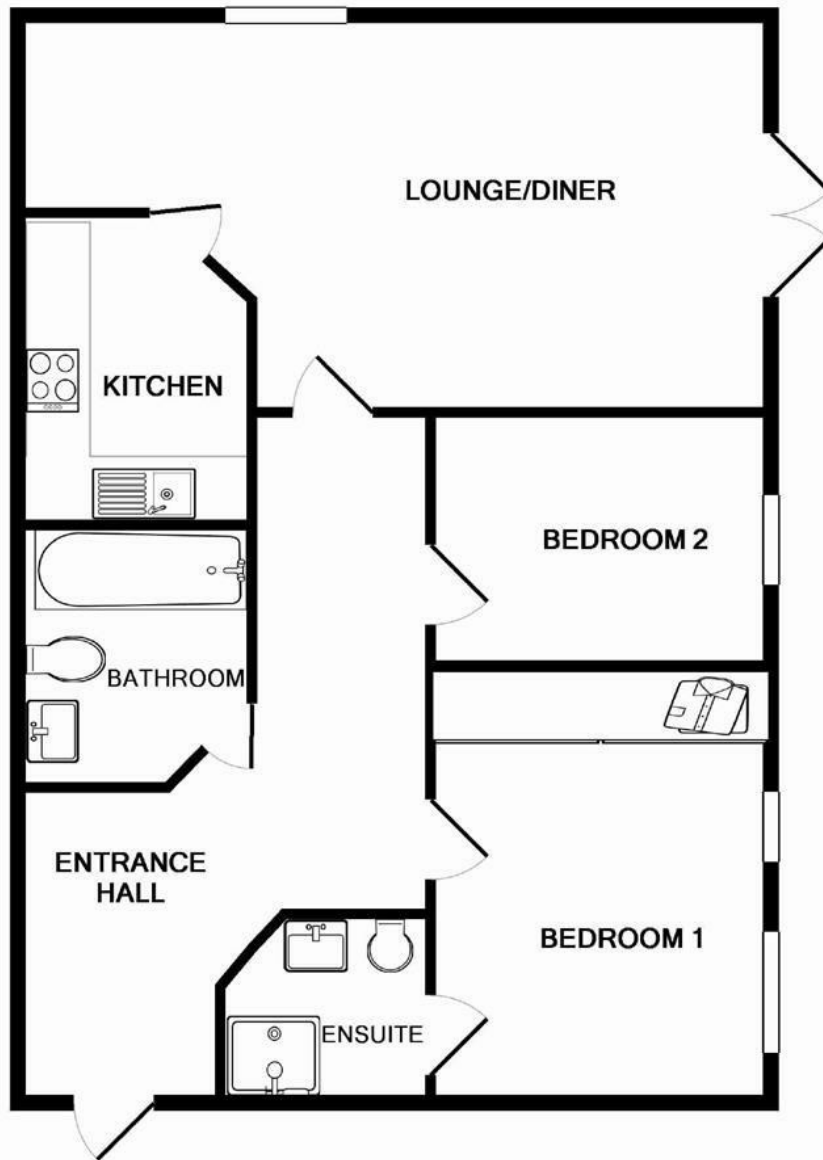
Central Heating Gas

Internet connection  
Cable

Internet Speed 8 MBPS - 1139MBPS

Mobile Coverage  
EE Average  
Vodafone Average  
Three Average  
02 Good





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	