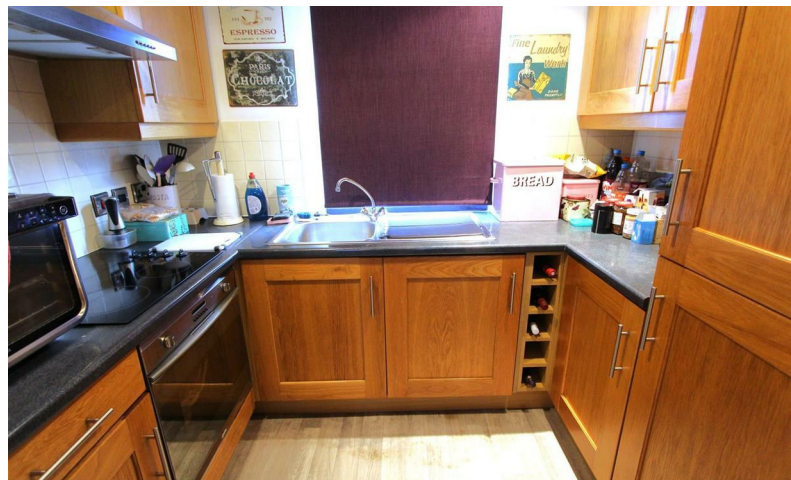




RIDGEWAY

RESIDENTIAL SERVICES



£185,000

6 Laburnum Court, Lymm, WA13 9GE

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Welcome to Laburnum Court, a charming apartment located in the picturesque village of Lymm. This delightful residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a tranquil living environment.

The apartment features a spacious reception room, providing a warm and inviting space for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample room for rest and privacy. The layout is thoughtfully designed to maximise space and natural light, creating a bright and airy atmosphere throughout.

The property includes a modern bathroom, equipped with essential amenities to cater to your daily needs. The overall design of the apartment is both functional and stylish, ensuring a pleasant living experience.

Laburnum Court is not just a property; it is a lifestyle choice that offers comfort, convenience, and a sense of belonging. Whether you are looking to rent or buy, this apartment presents an excellent opportunity to enjoy all that Lymm has to offer. Do not miss the chance to make this lovely apartment your new home.

Entrance Hall

Lounge

14'6 x 11'3 (4.42m x 3.43m)

Kitchen

8'3 x 5'6 (2.51m x 1.68m)

Bedroom 1

10'8 x 9'4 (3.25m x 2.84m)

Bedroom 2

9'4 x 8'9 (2.84m x 2.67m)

Bathroom

6'4 x 5'6 (1.93m x 1.68m)

Tenure

Leasehold Ground rent £150 per annum
Service Management Charges £778.92 per annum

Council Tax Band

Council Tax Band B Payable to Warrington Borough Council

Viewings

Viewings strictly via the selling agents Ridgeway Residential Estsate Agents

Information

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic 6 Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

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.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

