DECLAN JAMES ESTATE AGENTS

17 Newarth Drive, Lymm, WA13 0LH

£130,000

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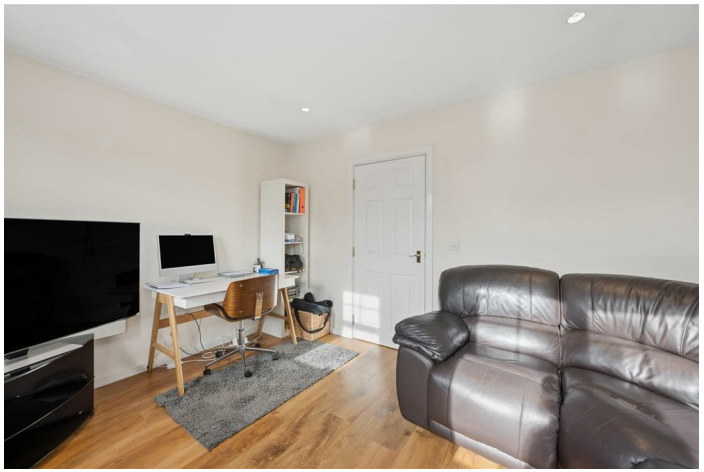
A bright and modern second-floor apartment in an excellent location, just a short distance from Lymm Village and Lymm Dam. Built in 2009, this well-presented apartment offers a welcoming living room, a good-sized bedroom with mirrored fitted wardrobes and a modern kitchen with a useful breakfast bar.

The property is light and airy throughout and offers comfortable, low-maintenance living, making it an ideal choice for a first-time buyer, downsizer or investor. The apartment forms part of a well-maintained development, with attractive communal grounds, tidy communal areas and a children's play park providing a pleasant setting for residents.

The location is a real highlight, with Lymm Village close by offering a fantastic selection of shops, cafés, restaurants and everyday amenities, whilst the beautiful Lymm Dam is also within easy reach for those who enjoy walking and the outdoors.

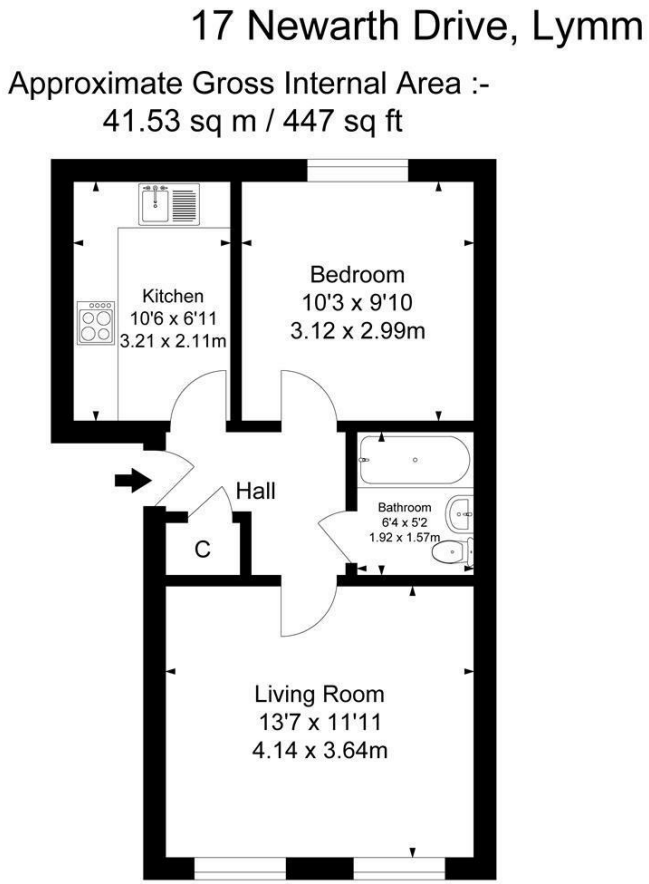
For investors, the apartment also offers the potential to achieve approximately £800 per calendar month in rental income, subject to market conditions and the usual rental assessment. A well-located apartment offering modern, easy living within a well-maintained development, with the added potential of an attractive rental investment.

Description



Council Tax Band: B

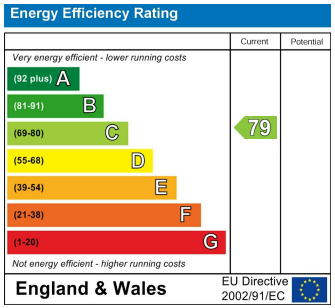
Floor Plans



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Area Map

Energy Performance Graph



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