



# RIDGEWAY

RESIDENTIAL SERVICES



**£1,195 PCM**

1a The Grove, Lymm, Cheshire, WA13 0HW

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Spacious Two Bedroomed First Floor Apartment occupying a prime position in the centre of lymm village with views over the lower dam. Viewing is essential to appreciate the accommodation on offer which comprises spacious entrance hall, Lounge open plan to the breakfast kitchen, Two double bedrooms and a 3 piece bathroom suite. Externally to the rear of the property is an allocated parking space for one car. Viewing is recommended. Available 20th March 2026

### Information

Council Tax Band C payable to Warrington Borough Council.

Water Mains

Electricity Mains Supply

Sewerage Mains

Heating Electric Mains

Internet connection Cable

Internet Speed

Broadband

Basic 16 Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps

Mobile Coverage

EE Average

Vodafone Average

Three Average

O2 Average

### 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

