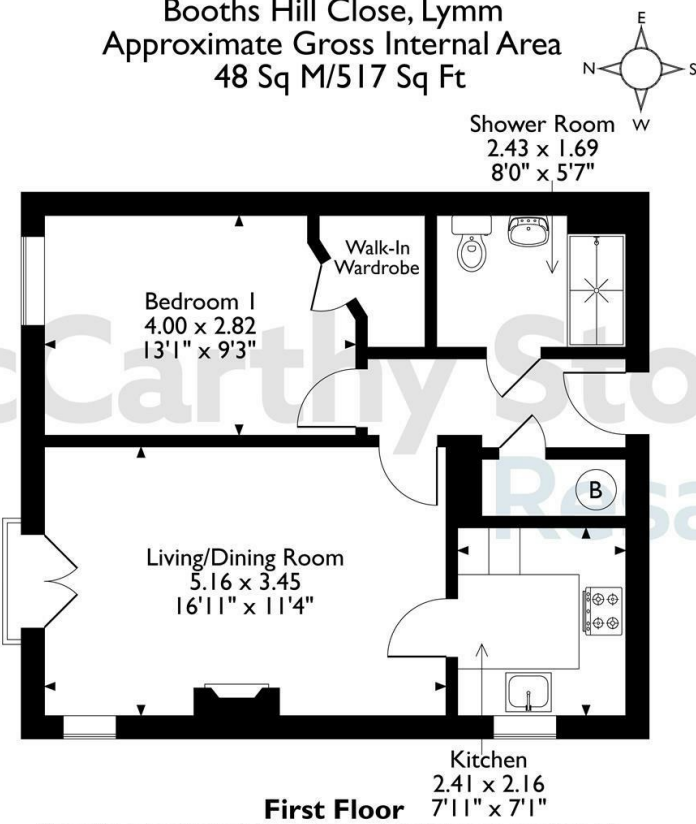
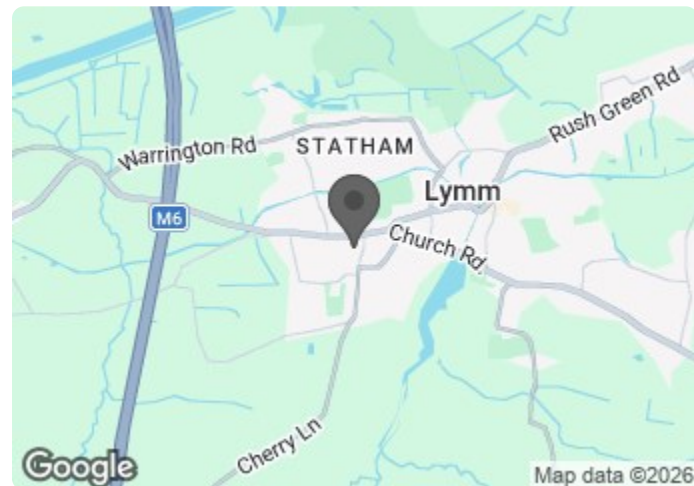


Booths Hill Close, Lymm  
Approximate Gross Internal Area  
48 Sq M/517 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8691659/DST.

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>83</b>	<b>88</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 19 The Limes

Booths Hill Close, Lymm, WA13 0DW



**Asking price £179,950 Leasehold**

THIS BRIGHT SPACIOUS and VERY WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT on this small and friendly age exclusive development for the OVER 60'S.

The Limes offers convenient access to Lymm village and its shops, supermarkets, restaurants and more.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



# Booths Hill Close, Lymm

## Summary

The village of Lymm boasts a wide range of shops from high street brand names to local boutiques, a post office, 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 PLUS development specifically designed for the over 60's. The development sits on Booth's Hill Close

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

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 with ample space for a small dining table and chairs and with access through fully glazed UPVC door to a Juliet balcony. Modern feature fire surround including 'Living Flame' style electric fire and plinth, 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. Large UPVC double glazed window to allow in plenty of natural light into this kitchen area. 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 shelves and rails for storage. Ceiling light, TV and phone point.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of walk in shower cubicle with grab rails, low level WC, and wash basin 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

# 1 Bed | £179,950

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,352.68 per annum (for financial year end 31st March 2027)

## Parking Permit Scheme - subject to availability

The fee is usually £250 per annum, but may vary by development. 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.

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- For more information check our webpage additional services or speak with our property consultant.

- Full Fibre broadband available to order
- Mains water and electricity
- Electric room heating
- Mains drainage



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