



12 Chaise Meadow, Lymm

Lymm

Guide Price £185,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

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Lymm

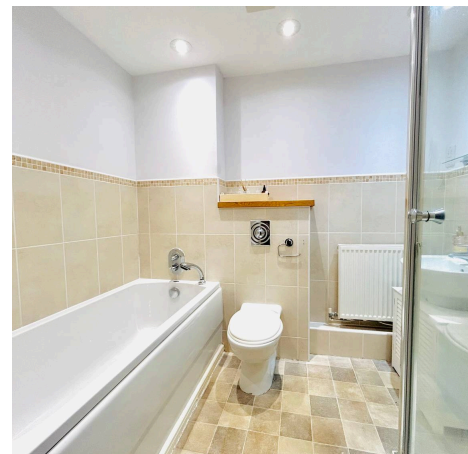
Presenting an exceptional opportunity to acquire a beautifully appointed two bedroom first floor apartment, thoughtfully designed to offer a harmonious blend of style, comfort and convenience. This impressive residence showcases high quality fixtures and fittings throughout, ensuring a refined living experience for discerning buyers.

Step inside to discover a spacious open plan kitchen which seamlessly flows into a generous living/dining area that is perfect for relaxing or entertaining guests. The master bedroom features bespoke fitted wardrobes that provide ample storage. A well proportioned second bedroom adds flexibility, ideal for guests or a home office. The modern bathroom is finished to an excellent standard, and features both a bath and separate shower unit.

Residents benefit from allocated parking (ensuring convenience and peace of mind) and enjoy the added advantage of communal gardens alongside easy access to the renowned Trans-Pennine Trail. This property is perfectly positioned for those who appreciate both connectivity and the opportunity to explore the surrounding area.

Immaculately presented and ready to move into, this apartment represents an outstanding choice for professionals, couples, or anyone seeking a high specification apartment in a desirable location.

- Open plan Kitchen Living area
- Two bedroom apartment
- Immaculately presented



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Lymm

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football. Council Tax band: C

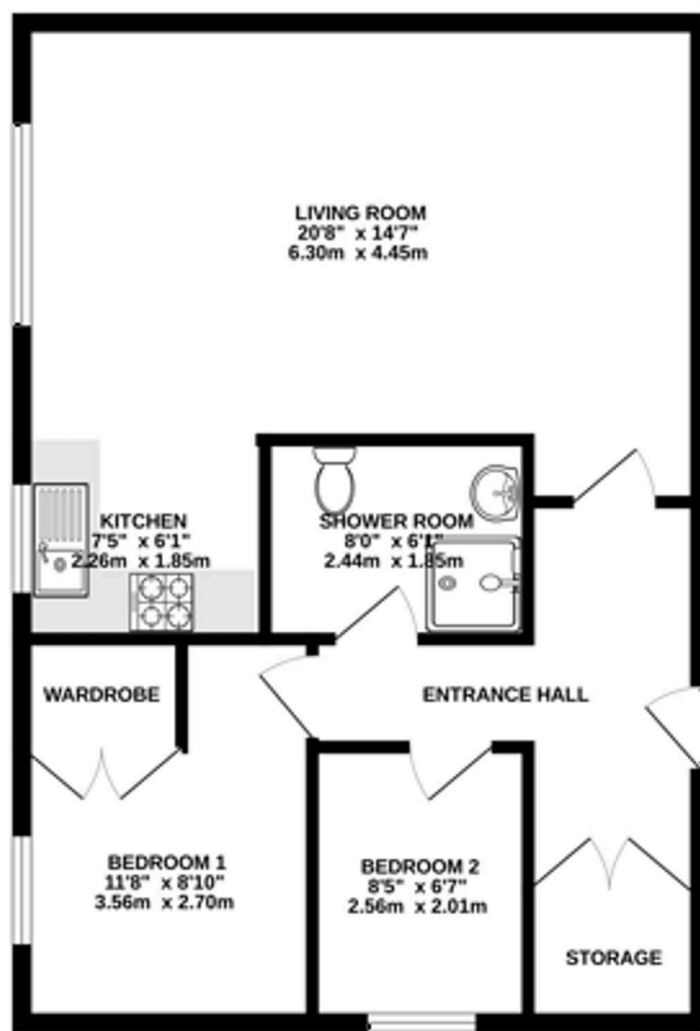
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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