

7 Waterbridge court, Lymm, Cheshire, WA13 0EL
Offers In The Region Of £165,000



RIDGEWAY
RESIDENTIAL SERVICES



Waterbridge court

Lymm

Located in the charming area of Thornley Close area of Lymm, this delightful second-floor apartment offers a perfect blend of comfort and convenience. The property benefits from a tranquil setting while still being conveniently close to local amenities, including shops, schools, and parks. The surrounding area is known for its picturesque landscapes and community spirit, making it an ideal place to call home.

This second-floor apartment is not just a property; it is a lifestyle choice that offers comfort, convenience, and a sense of belonging.

- Well Proportioned Apartment
- Spacious Lounge/Dining Room
- Newly Refurbished Kitchen
- Three Piece Bathroom Suite
- Allocated Parking Space
- Communal Gardens
- Bridgewater Canal Views
- No Onward Chain

Ground Floor

Communal entrance hall with electric entry system/intercom and stairs leading to the second floor apartment.

Second Floor

Solid Wood door opening to:

Entrance Hall

Lounge/Dining Room

21'3 x 10'6 (6.48m x 3.20m)

Kitchen

8'1 x 7'3 (2.46m x 2.21m)

Bedroom 1

10'9 x 10'2 (3.28m x 3.10m)

Bedroom 2

10'9 x 7'3 (3.28m x 2.21m)

Bathroom

6'7 x 6 (2.01m x 1.83m)

Externally

Allocated parking to the rear of the property and large well maintained communal gardens laid principally to lawn with flower bed surround.

Council Tax Band

Council Tax Band B Payable to Warrington Borough Council

Tenure

Lease Term 999 years from 1 January 1987

Lease Term Remaining 960 years No ground is payable as each owner owns a part of the freehold on purchase
£110.00 per month Service Charge

Viewings

Strictly via the selling agent Ridgeway Residential





Property Information

Water Mains Supply
Electricity Mains Supply
Gas Mains Supply
Sewerage Mains Supply

Central Heating Gas

Internet connection
Cable

Internet Speed Between 14-1000MPS

Mobile Coverage
EE Average
Vodafone Average
Three Average
02 Good

Disclaimer

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