



- Stunning Apartment
- Two Bedrooms
- Two Bathrooms
- Village Centre Location
- Balcony Overlooking the Canal
- Open Plan Lounge Dining Kitchen
- Allocated Parking
- No Onward Chain

**Offers In The Region Of £275,000**



Situated in the heart of Lymm village we are pleased to be able to offer for sale this prestigious second floor apartment. The accommodation comprises of entrance hall with built in airing cupboard, large contemporary living room with fully fitted kitchen and integrated appliances, large picture window and balcony over looking the Bridgewater canal, master bedroom with built in wardrobes and en-suite, second bedroom and family bathroom. The apartment benefits from laminated flooring in the living room and has gas fired central heating together with double glazing. Outside is allocated and visitors' parking

**Entrance Hall**

8'6 x 6'9 (2.59m x 2.06m)

**Contemporary Kitchen Living Room**

20'6 x 17'6 (6.25m x 5.33m)

**Bedroom 1**

13'2 x 11 (4.01m x 3.35m)

**En Suite**

**Bedroom 2**

13'5 x 7'1 (4.09m x 2.16m)

**Bathroom**

8'6 x 6'8 (2.59m x 2.03m)

**Externally**

Allocated parking along with visitors parking can be found to the front of the property. To the rear the property benefits from a balcony providing extensive views of the Bridgewater Canal





### **Tenure**

Leasehold with 977 years remaining.  
Ground Rent is £150 per annum  
Management Charges £320 per quarter

### **Council Tax Band**

Council Tax Band D Payable to  
Warrington Borough Council

### **Viewings**

Strictly Via the selling agents  
Ridgeway Residential

### **Disclaimer**

THESE PARTICULARS ARE  
ISSUED IN GOOD FAITH BUT  
THEY ARE NOT GUARANTEED  
AND DO NOT FORM ANY PART  
OF A CONTRACT. NEITHER  
RIDGEWAY RESIDENTIAL, NOR  
THE VENDOR OR LESSOR  
ACCEPT ANY RESPONSIBILITY  
IN RESPECT OF THESE  
PARTICULARS, WHICH ARE NOT

INTENDED TO BE STATEMENTS  
OR REPRESENTATION OF FACT  
AND ANY INTENDING  
PURCHASER OR LESSOR MUST  
SATISFY HIMSELF OR  
OTHERWISE AS TO THE  
CORRECTNESS OF EACH OF THE  
STATEMENTS CONTAINED IN  
THESE PARTICULARS.



## GROUND FLOOR



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 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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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>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	