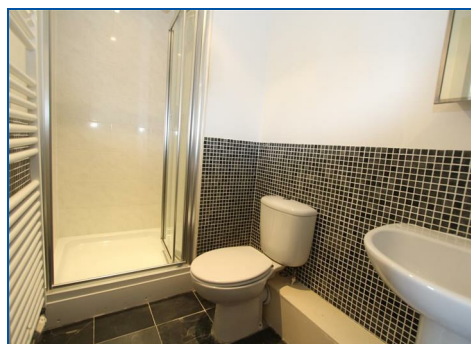




- Stunning Apartment
- Two Bathrooms
- Balcony Overlooking the Canal
- Allocated Parking
- Two Bedrooms
- Village Centre Location
- Open Plan Lounge Dining Kitchen
- No Onward Chain

Offers In The Region Of £275,000



Situated in the heart of Lymm village we are please 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

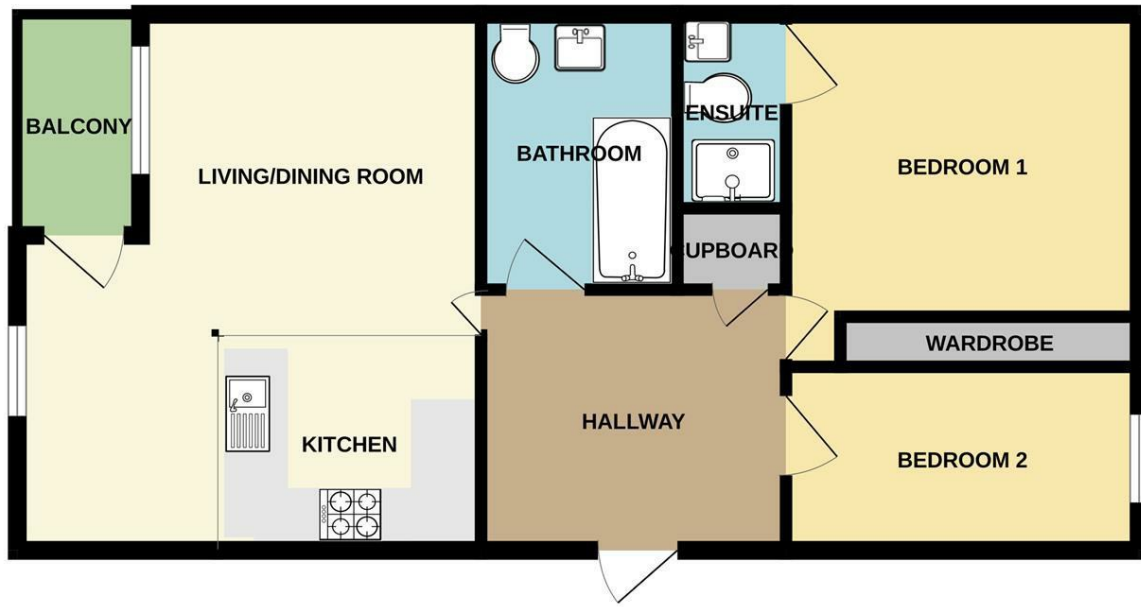
Disclaimer

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.
Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	