

10 Laburnum Court, Lymm, Cheshire, WA13 9GE
Offers In The Region Of £170,000



RIDGEWAY
RESIDENTIAL SERVICES



Laburnum Court Lymm

The accommodation is thoughtfully laid out and comprises an entrance hall, a fitted kitchen, a spacious living room with ample dining area and two double bedrooms. The bathroom is conveniently situated, providing essential amenities for daily living. The layout of the property is designed to maximise space and light, creating a warm and inviting atmosphere throughout. Approached via Sandy Lane through an impressive arched entrance, the property enjoys two allocated parking spaces. This property presents a fantastic opportunity for those looking to settle in a tranquil yet vibrant location. Whether you are a first-time buyer or seeking a rental, this home in Laburnum Court is sure to meet your needs. We strongly recommend potential purchasers take the time to view this property internally to appreciate the size and standard of accommodation on offer.

- Popular Residential Area
- Lounge/Kitchen open plan living
- Walking Distance to Village
- Viewing Essential
- First Floor 2 Bed Apartment
- Allocated Parking

Entrance Hallway

Lounge/Kitchen

19'10 x 12'7 (6.05m x 3.84m)

Bedroom 1

11'9 x 9'5 (3.58m x 2.87m)

Bedroom 2

8'11 x 6'5 (2.72m x 1.96m)

Bathroom

9'5 x 5'0 (2.87m x 1.52m)

Information

Tenure Leasehold Lease Start Date 14 Dec 2004 Lease End Date 1 Jan 2999

Lease Term 999 years from 1 January 2000

Lease Term Remaining 973 years

Local Authority Warrington Council Tax Band: B

Conservation Area No

Flood Risk Very low

Floor Area 484 ft² / 45 m²

Plot size 0.03 acres (2 Plots)

Mobile coverage EE Vodafone Three O2

Broadband Basic 9 Mbps Superfast 80 Mbps Ultrafast 2000 Mbps

Satellite / Fibre TV Availability BT Sky Virgin





Service Charge & Estate Management

£568.64 service charge for the year and £342.47 estate management charge for the year

Viewings

Strictly via Agent

Council Tax

Payable to Warrington Borough Council Band B

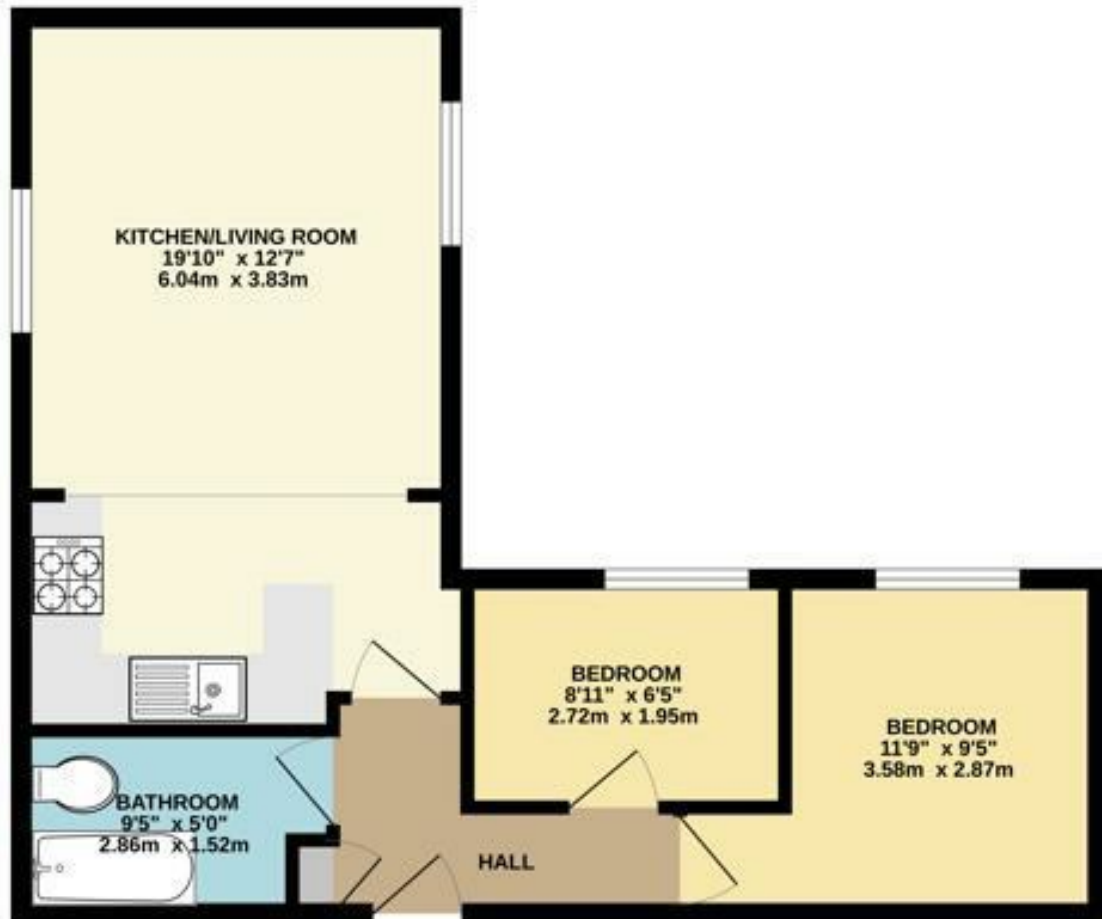
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, setbacks, levels 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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