



- Second Floor Apartment
- Modern Fitted kitchen
- Off Road Parking
- Communal Gardens overlooking the Bridgewater Canal
- Spacious Lounge
- Two Double Bedrooms
- Gas Central Heating and Double Glazed
- No Onward Chain

**£160,000**

**[www.ridgewayresidential.co.uk](http://www.ridgewayresidential.co.uk)**



A purpose-built apartment offers a perfect blend of comfort and convenience. Constructed between 1960 and 1969, the property exudes a sense of character while providing modern living essentials.

A spacious reception room that serves as an ideal space for relaxation or entertaining guests. The flat boasts two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to your daily needs with ease.

One of the notable features of this property is the dedicated parking space for one vehicle, ensuring that you have a secure and convenient place to park. The location itself is a significant advantage, as Lymm is known for its picturesque surroundings and vibrant community, making it an excellent choice for those seeking a peaceful yet engaging lifestyle.

This flat is perfect for first-time buyers, small families, or those looking to downsize without compromising on quality. With its appealing features and prime location, this property is a wonderful opportunity not to be missed.

## Entrance Hall

## Lounge / Diner

22'11" x 11'1" (7 x 3.4)

## Kitchen

8'0" x 7'3" (2.44 x 2.22)

## Bathroom

7'3" x 6'4" (2.22 x 1.94)

## Bedroom 1

11'2" x 10'10" (3.41 x 3.31)

## Bedroom 2

11'1" x 7'6" (3.4 x 2.29)

## Council Tax Band

Council Tax Band B Payable to Warrington Borough Council

## Tenure

Freehold

Management Charges of £105 per month





### **Viewings**

Strictly via the selling agents Ridgeway Residential Estate Agents

### **Disclaimer**

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## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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