



RIDGEWAY

RESIDENTIAL SERVICES



£220,000

10 The Anchorage, Lymm, Cheshire, WA13 0DX

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Situated in Lymm, The Anchorage presents a delightful opportunity to acquire a modern mews house, perfect for those seeking a blend of comfort and convenience.

With two bedrooms, this home is ideal for small families, couples, or individuals looking for a property. The layout is thoughtfully designed to maximise both light and functionality, ensuring a pleasant living experience. The bathroom is well-equipped, providing all the necessary amenities for daily routines.

Constructed in 1995, this property benefits from contemporary design and modern fixtures, making it a low-maintenance option for prospective buyers. Additionally, the property includes off road parking, a valuable feature in this desirable area.

Lymm is renowned for its picturesque surroundings, offering a delightful mix of local shops, eateries, and scenic walks along the Bridgewater Canal. The community is vibrant and welcoming, making it an excellent place to call home. In summary, The Anchorage is a charming mews house that combines modern living with the tranquillity of village life. With its appealing features and prime location, this property is not to be missed.

Entrance Hall

Lounge

12'7 x 12 (3.84m x 3.66m)

Kitchen

8'6 x 6'2 (2.59m x 1.88m)

Bedroom 1

12' x 8'2 (3.66m x 2.49m)

Bedroom 2

8'7 x 6'11 (2.62m x 2.11m)

Bathroom

5'7 x 5 (1.70m x 1.52m)

Tenure

Leasehold 999 years from 1 January 1995 with 969 years remaining. Ground Rent Payment is £70.00 Per Year.

Council Tax Band

Council Tax band C Payable to Warrington Borough Council

Viewings

Strictly via the selling agents Ridgeway Residential Estate Agents

Information

Conservation Area No
Flood Risk Very low
Floor Area 505 ft 2 / 47 m 2
Plot size 0.03 acres

Mobile coverage
EE
Vodafone
Three
O2

Broadband
Basic 16 Mbps
Superfast 80 Mbps
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

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.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

