



RIDGEWAY

RESIDENTIAL SERVICES



£895 Per Month

7 Farcroft Close, Lymm, Cheshire, WA13 9US

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A spacious, one bedroom first floor apartment. The property briefly comprises of large entrance hall, storage cupboard, open plan living/dining kitchen, one double bedroom with fitted wardrobes, bathroom, gas central heating, UPVC double glazed, intercom system and allocated parking. Viewing Highly Recommended. Available 20th November 2025

Entrance hall

A spacious entrance hall. Entrance intercom panel, central light point and doors leading to all accommodation.

Kitchen/Living Area

13'11" x 13'4" (4.24 x 4.06)

Two Upvc double glazed windows to the front elevation. Panel radiator, light point and ample power points. The kitchen is fully fitted with a range of matching base and wall units finished in beech with brushed steel effect handles. A 4 ring Electrolux gas hob is set into heat resistant works surfaces with and Electrolux electric oven below and extractor fan above, a stainless steel splash back and under unit lighting. Single drainer sink unit with mixer taps.

Bedroom

12'5" x 9'9" (3.78 x 2.97)

A double bedroom fitted with built in sliding wardrobes creating maximum high level hanging and storage space. A Upvc window to the rear elevation, cental light point, panel radiator and ample power points.

Bathroom

Fitted with a matching two piece suite with chrome finish fittings comprising of wall mounted wash hand basin and low level wc. fully tiled glass shower cubicle with a Grohe thermostatic shower. Sunken halogen spot lights, panel radiator, shaver socket and a Upvc double glazed window to the rear elevation.

Storage Cupboard

A spacious storage cupboard housing a wall mounted Ideal Isor gas central heating boiler. Space and plumbing for a washing machine. RCD fuse box power point and light point.

Tenure

Leasehold

Council Tax Band

Warrington Borough Council Tax Band 'B'

Externally

The property is approached by a communal garden area with a paved pathway and an entrance door leading into a communal entrance for the apartment block. An allocated parking space is numbered in the parking area.

Viewings

Strictly by appointment only via the selling agents

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

From our office turn left passing over the Bridgewater canal into Rushgreen Road continue along for 1.5 miles and at the second roundabout turn right into Chaise Meadow. Continue along turning left into Farcroft Close and the apartment will be found on the left hand side..

