



33 Chaise Meadow, Lymm, WA13 9NX
Asking Price £125,000

Chaise Meadow

Lymm WA13

This one bedroom apartment is located in the sought after village of Lymm and presents an ideal opportunity for first time buyers or investors. Positioned on the first floor the apartment overlooks the car park to the rear of the building where there is one allocated parking space.





General Description

Built in 2006 The Chaise Meadow development is ideally placed adjacent to the trans pennine trail and has easy access to local shops and amenities.

Entry to the apartment is via a security coded main building door and well kept common areas. The Beech effect apartment door opens into the main hallway that provides access to all rooms. The main living space is a combined lounge and kitchen that overlooks the rear of the building and is mainly south facing. The adjacent master bedroom has space for a wardrobe and is also very light and airy.

All rooms have the benefit of beech effect laminate flooring with the exception of the bathroom that has a tiled floor. The main gas boiler provides central heating only. Hot water is generated via an electric water heater. The main car park for the building is to the rear and there is one allocated space here.

Hallway

9'2" x 3'7"

Features include: central heating controller, door intercom, and smoke alarm. There is a useful storage cupboard that has plumbing for a free standing washing machine and the gas boiler is located here.



Lounge

13'9" x 10'9"

Features include a double radiator, BT and TV points and a central light fitting.



Kitchen

7'9" x 5'6"

There is a range of walnut effect base and wall units with a mottled beige formica work top. Other features include a stainless steel extractor hood, Hotpoint oven and hob and stainless steel sink with chrome mixer tap.



Bedroom

11'9" narrowing to 10'9" x 8'5"

Features include a single radiator and a central light fitting.



Bathroom

7'2" x 4'7"

Including a fully tiled shower cubicle with a chrome mixer shower bar, a white dual flush wc and ceramic sink with chrome mixer taps.



External and Parking

Parking for one vehicle in a secure car park.



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plans have been prepared with care to assist the prospective purchasers in their search for a new home. It is not to an exact scale and its accuracy is neither implied nor guaranteed.

Services

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Viewing Information

Strictly by prior arrangement with Bridgewater Estates and Lettings. Contact us on 01925 599111 or by email to sales@bridgewaterel.co.uk.

Chaise Meadow

Lymm WA13

- 1st Floor
- Overlooking rear of building
- EPC level C
- Council tax band A
- No chain
- Adjacent to Trans Pennine Trail

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		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	

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Approximate Floor Area
399.12 SQ.FT.
(37.08 SQ.M.)

TOTAL APPROX FLOOR AREA 399.12 SQ.FT. (37.08 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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