



Bridgewater

Estates & Lettings



46 Chaise Meadow, Lymm, WA13 9UP
£165,000



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Hallway

Access to the building is via a voice entry system with coded access. The first floor landing provides access to the front door of the apartment which has an audible alarm entry signal to indicate opening. Providing access to all rooms all doors are in an oak effect style with chrome furniture. Additional features include: Single radiator, LED downlights, intercom access system, heating thermostat and controller, smoke alarm and various electrical sockets and switches in an upgraded chrome effect style.

Lounge

15'8" x 12'4"

The spacious lounge overlooks the front of the building through two double glazed uPVC windows. There are a number of upgraded features including stainless steel effect switches, sockets and USB points and dual switching lights. Additionally there is a double radiator, a heat alarm, TV point, BT point, alarm sensor and satellite point.

Kitchen

9'6" x 8'0"

The kitchen boasts a range of Beech effect wall and base units and an upgraded work top in matching design. The splash back is in a brick style chamfered grey tile with charcoal grouting. Plumbing provision has been made for the future fitting of a slimline dishwasher if required. Appliances include an Electrolux oven and stainless steel gas hob an extractor hood and a built in fridge freezer. The Ideal combi boiler is housed within one of the wall cupboards. Additional features include: appliance isolation switches, uPVC double glazed window, double radiator, LED downlights and under cupboard lights. All switches are in a stainless steel effect style.

Bedroom 1

11'1" x 9'3"

Overlooking the rear of the building this bedroom has fitted wardrobes with sliding smoked glass doors. Additionally there is a centre ceiling light, an individual downlight with dual switching from the bedside or door, single radiator, double glazed uPVC window, TV point. All sockets and switches are in the upgraded stainless steel effect style.



Bedroom 2

9'0" x 8'3"

Overlooking the front of the building this bedroom has the benefit of fitted wardrobes with sliding smoked glass doors, a single radiator, centre ceiling light with two way switch, TV point and a uPVC double glazed window. Various switches in an upgraded stainless steel effect style.

Bathroom

8'5" x 9'7" narrowing

Benefiting from the upgraded builders package from new this apartment has been fitted with a jacuzzi bath and individual shower point. This is in addition to the separate shower cubicle and white ceramic wc and sink. All taps are in a chrome effect style. Additionally there is a chrome effect ladder style radiator, a Grohe double flush for the wc, a chrome and glass shelf, brushed steel shaver socket, chrome effect towel holder and toilet roll holder, extractor fan, double glazed uPVC window, white LED downlights and an oak effect shelf behind the wc. Walls are half tiled in a textured white tile with a decorative silver border and fully tiled inside the shower cubicle.

Utility Room

The utility room houses the washing machine and tumble dryer and is fully plumbed. The present owner has fitted bespoke shelving to maximise use of the space available. Additional features are: centre ceiling light, extractor fan, alarm main control box, tv booster module and the electrical control box.

External

The car park is to the rear of the building where there is one allocated space. Additionally there are four visitor spaces. The gardens to the rear are managed by the building management company.





GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

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	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		
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Not environmentally friendly - higher CO ₂ emissions		
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