

**18 THE OLD MILL, OLD MILL CLOSE, LYMM**



**£299,950**



**A Tastefully Presented Top Floor Apartment With Far Reaching Views**

\*\*\*NO ONWARD CHAIN\*\*\* Forming part of this attractive development with commanding views over the River Bollin and surrounding countryside, a top floor apartment tastefully presented with gas central heating and double glazing. The accommodation briefly comprises communal entrance with lift, private reception area, entrance hall, cloakroom/WC, dual aspect sitting room, dining room with Juliet balcony, fitted kitchen with integrated appliances, master bedroom with built-in wardrobes and en suite bathroom/WC, further double bedroom with walk-in closet and en suite shower room/WC. Two allocated parking spaces.

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## DIRECTIONS

**POSTCODE: WA13 9RW**

From Lymm village proceed over the bridge onto the A6144 New Road which becomes Rushgreen Road. Go through two roundabouts and just after the Green Dragon Pub turn right into Old Mill Close.

## DESCRIPTION

The Old Mill is positioned within an exclusive cul de sac development with commanding views over the River Bollin and surrounding countryside. It is hard to imagine the property lies a short distance from local shops and with Lymm village approximately 1½ miles distant and the centre of the market town of Altrincham just a fifteen minute drive to the east.

This superb apartment is one of just six and occupies arguably the most appealing top floor position with far reaching views across neighbouring fields. Importantly the accommodation is naturally light being east facing to the master bedroom allowing enjoyment of the morning sun and with a southerly and westerly aspect to the living space.

Upon entering ample storage is provided within the private reception area by means of a deep walk-in store room in addition to an airing cupboard. There is also a separate cloakroom/WC which may be suitable for guests. The entrance hall leads onto a spacious sitting room through double opening glazed doors and this dual aspect reception room opens onto the naturally light dining room with French windows and Juliet balcony which in turn overlooks the River Bollin. Accessed via a wide archway the adjacent fitted kitchen features a full range of integrated appliances and delightful countryside views.

The master bedroom benefits from built-in wardrobes and French windows to a Juliet balcony alongside a generously proportioned en suite bathroom/WC complete with separate shower enclosure. A further double bedroom with walk-in closet has the added advantage of an en suite shower room/WC.

Gas fired central heating has been installed together with double glazing throughout.

Externally the development is well maintained with perimeter walks and private seating areas. The manicured grounds also provide parking for visitors and there are two reserved spaces for the apartment.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Lift and stairs to all floors. Internal access to post box. Recessed LED lighting.

### SECOND FLOOR

#### PRIVATE RECEPTION AREA

Approached beyond a panelled front door with laminate wood flooring. Deep walk-in store room with light. Airing cupboard with shelving. Coved cornice. Radiator.

#### CLOAKROOM/WC

**4'11" x 4'9" (1.50m x 1.45m)**

White/chrome pedestal wash basin and low level WC. Tiled floor. Partially tiled walls. Recessed low voltage lighting. Extractor fan. Radiator.

#### ENTRANCE HALL

Entry phone system. Recessed low voltage lighting. Coved cornice. Radiator. Double opening glazed/panelled doors to:

#### SITTING ROOM

**17'4" x 14'7" (5.28m x 4.45m)**

A spacious dual aspect reception room with commanding views through timber framed double windows to the front and side. Coved cornice. Television aerial point. Telephone point. Two radiators. Double opening glazed/panelled doors to:





## DINING ROOM

11' x 9'6" (3.35m x 2.90m)

Ideal for formal entertaining with PVCu double glazed French windows to the Juliet balcony and overlooking the River Bollin. Timber framed double glazed window to the side. Laminate wood flooring. Coved cornice. Television aerial point. Telephone point. Radiator. Archway to:

## KITCHEN

11' x 10'11" (3.35m x 3.33m)

Fitted with white wall and base units beneath granite effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, four ring gas hob with chimney cooker hood above, fridge/freezer, dishwasher and washer/dryer. Concealed wall mounted gas central heating boiler. Tree lined views through a timber framed double glazed window. Tiled floor. Recessed low voltage lighting. Radiator.

## BEDROOM ONE

13' x 11'11" (3.96m x 3.63m)

With stunning views across open countryside through PVCu double glazed French windows. Juliet balcony. Built-in wardrobes containing double hanging rails and shelving. Recessed low voltage lighting. Coved cornice. Television aerial point. Telephone point. Radiator.

## EN SUITE BATHROOM/WC

12' x 8'5" (3.66m x 2.57m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap/shower attachment, pedestal wash basin and low level WC. Tiled enclosure with thermostatic shower. Tiled floor. Partially tiled walls. Opaque timber framed double glazed window to the rear. Recessed low voltage lighting. Shaver point. Extractor fan. Radiator.

## BEDROOM TWO

12'11" x 12' (3.94m x 3.66m)

A generously proportioned double bedroom with deep walk-in closet containing hanging rails, shelving and light. Timber framed double glazed window to the front. Recessed low voltage lighting. Coved cornice. Television aerial point. Telephone point. Radiator.

## EN SUITE SHOWER ROOM/WC

6'9" x 6'5" (2.06m x 1.96m)

White/chrome pedestal wash basin and low level WC. Corner tiled enclosure with thermostatic shower. Opaque timber framed double glazed window to the front. Tiled floor. Partially tiled walls. Recessed low voltage lighting. Shaver point. Extractor fan. Radiator.

## OUTSIDE

Two allocated spaces and visitor parking.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession on completion.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years from February 1999 and subject to a Ground Rent of £150.00 per annum. This should be verified by your solicitor.

## SERVICE CHARGE

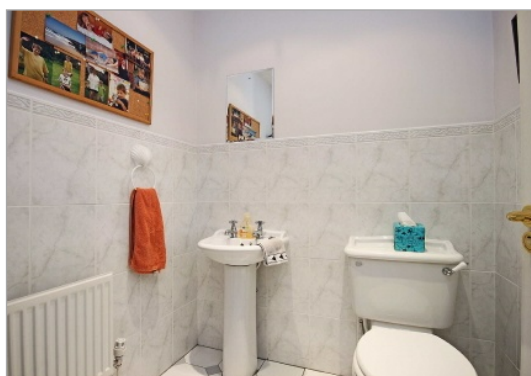
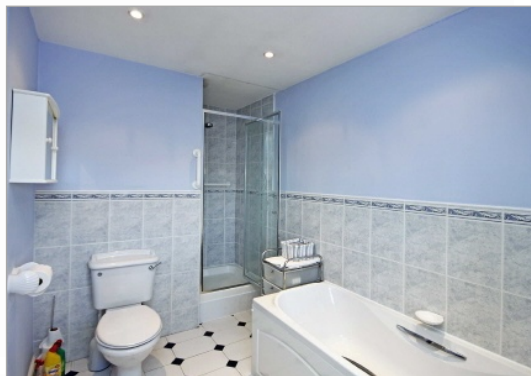
We understand the service charge is approximately £233.00 per calendar month. This includes cleaning and lighting of common parts, maintenance of the gardens, building insurance, window cleaning etc. Full details will be provided by our clients Solicitor.

## COUNCIL TAX

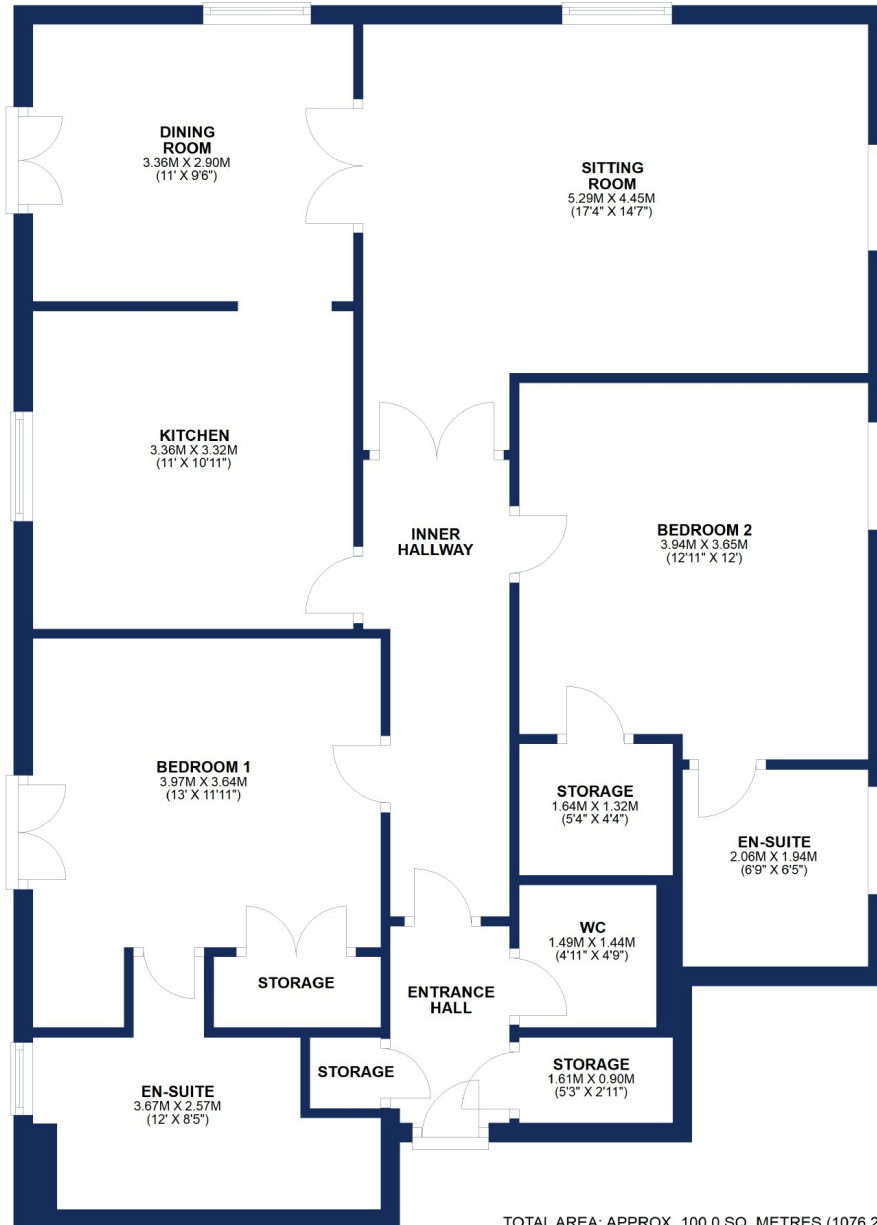
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## NOTE

No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



**SECOND FLOOR**  
APPROX. 100.0 SQ. METRES (1076.2 SQ. FEET)



TOTAL AREA: APPROX. 100.0 SQ. METRES (1076.2 SQ. FEET)

Floorplans For Illustrative Purposes Only

**VIEWING**

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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