Appleton Mews, | Lymm | WA13 9BQ

EDWARD mellor

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Starting Bid £135,000

TO BE SOLD BY AUCTION ON 25TH TO 26TH MARCH UNLESS SOLD PRIOR UNDER AUCTION TERMS.

Apartment 6, Appleton Mews, Oldfield Road, Lymm, WA13 9QB.

A spacious duplex apartment comprising open-plan living and dining area, fitted kitchen, and upstairs two double bedrooms, bathroom. Gas central heating and double glazing. Positioned within a residential development just off Oldfield Road in the highly sought-after Cheshire village of Lymm, known for its attractive setting and strong commuter links.

Additional Information

Situated within close proximity of Lymm Village, which offers a selection of independent boutiques, cafés, restaurants and traditional pubs, alongside everyday amenities. The area is also particularly desirable for families due to its access to well-regarded schools including Lymm High School, Statham Community Primary School and Ravenbank Community Primary School. For commuters, the property benefits from excellent transport connectivity with easy access to the M6 motorway and M56 motorway, providing convenient travel to Manchester, Liverpool and the wider North West region. Tenant ready property rental values in the area are in the region of £1000 - £1100 pcm. Important Note: Due to a restrictive clause within the lease which prevents any variation or deed of amendment, the property is not suitable for mortgage lending and is therefore offered to the market STRICTLY CASH BUYERS ONLY.

Auction consultant dealing with this property

Tileasha Henry-Bailey

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk

IMPORTANT INFORMATION

- Council Tax Band: B
- Tenure:Leasehold
- Years Remaining on the Lease :
  960

The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correctbut do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

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