

## Cyril Bell Close, Lymm, WA13 0JS

Offers Over £200,000

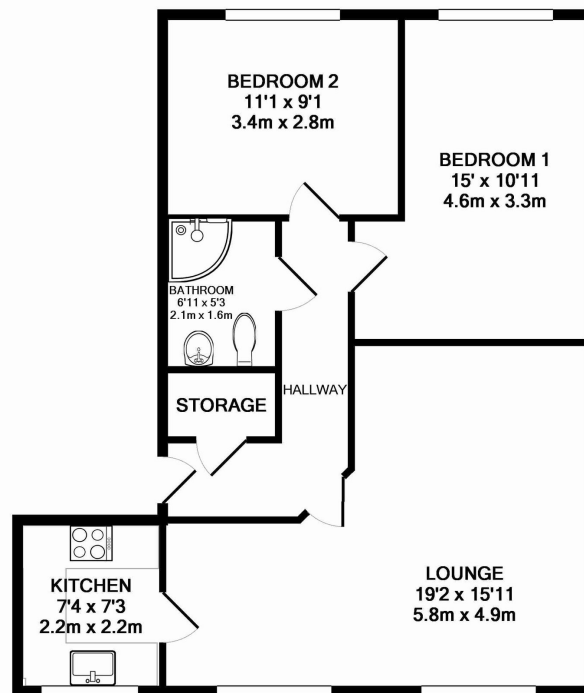
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We are pleased to offer for sale this well-presented two-bedroom first-floor apartment, ideally located within easy reach of Lymm village centre and all its amenities. This property benefits from a site manager and an emergency pull cord system, providing an added level of support and peace of mind. Available exclusively to those aged 55 and over, this apartment offers a comfortable and secure living environment. EPC Rating C.

## Key Features

- Two bedroom first floor apartment for the over 55's
- Located within easy reach of Lymm village centre
- Site manager available within the complex
- On-site laundry
- An attractive and very well maintained community
- Secure communal entrance
- Communal gardens
- Emergency pull cord system throughout the apartment together with passive controlled movement sensor
- Electric storage heaters
- Viewings highly recommended



TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 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 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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