



**GASCOIGNE
HALMAN**

Greenfields Lodge, Ferma Lane, Great Barrow
£100,000.00

THE AREA'S LEADING ESTATE AGENCY



EXCEPTIONAL VALUE, VIEWING ESSENTIAL Excellently presented first floor apartment with off road parking, good energy efficiency rating, low council tax and part of a stylish development for over 55's.

Property details

- Professionally designed first floor apartment
- Low council tax, band B, outstanding value for money
- Above average energy efficiency rating, band C
- Offering exceptional value for money
- Over 55's development providing peaceful living
- Located in a tranquil position adjoining countryside
- Allocated off road parking plus guest provision
- Two bedrooms plus loft storage area
- Open plan living / dining room
- Viewing essential, no ongoing chain



About this property

My client has thoroughly enjoyed living in this super first floor apartment but has now decided to relocate to Norfolk to be near his family. Accordingly he is a motivated seller and has priced this apartment at a notably attractive price in order to capture the interest of the market. In addition, there is no ongoing chain.

This is a terrific first floor apartment in Great Barrow, a really lovely option for those over 55 seeking an excellent value residential apartment and a peaceful setting. It is located within a small and select development that offers a tranquil setting adjoining countryside (the aspects are wonderful) yet also within walking distance of the village which has a pub and Church amongst other attractions.

The apartment benefits from allocated off road parking and a lovely external area accessed directly from the apartment, ideal for a enjoying a coffee or even al fresco dining.

The apartment has a warm, inviting and attractive atmosphere and is in really good order, ready to be moved into. It also has large windows allowing for plenty of natural light.

The modern and well-equipped Kitchen is located just off the main living dining room area, providing a really appealing open plan area overall. The living room area has a fireplace as its focal point whilst the kitchen, with its modern appliances, is a haven for those who appreciate intelligent design with aesthetic appeal.





DIRECTIONS

CH3 7JB

COUNCIL TAX BAND

B

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire West & Chester BC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

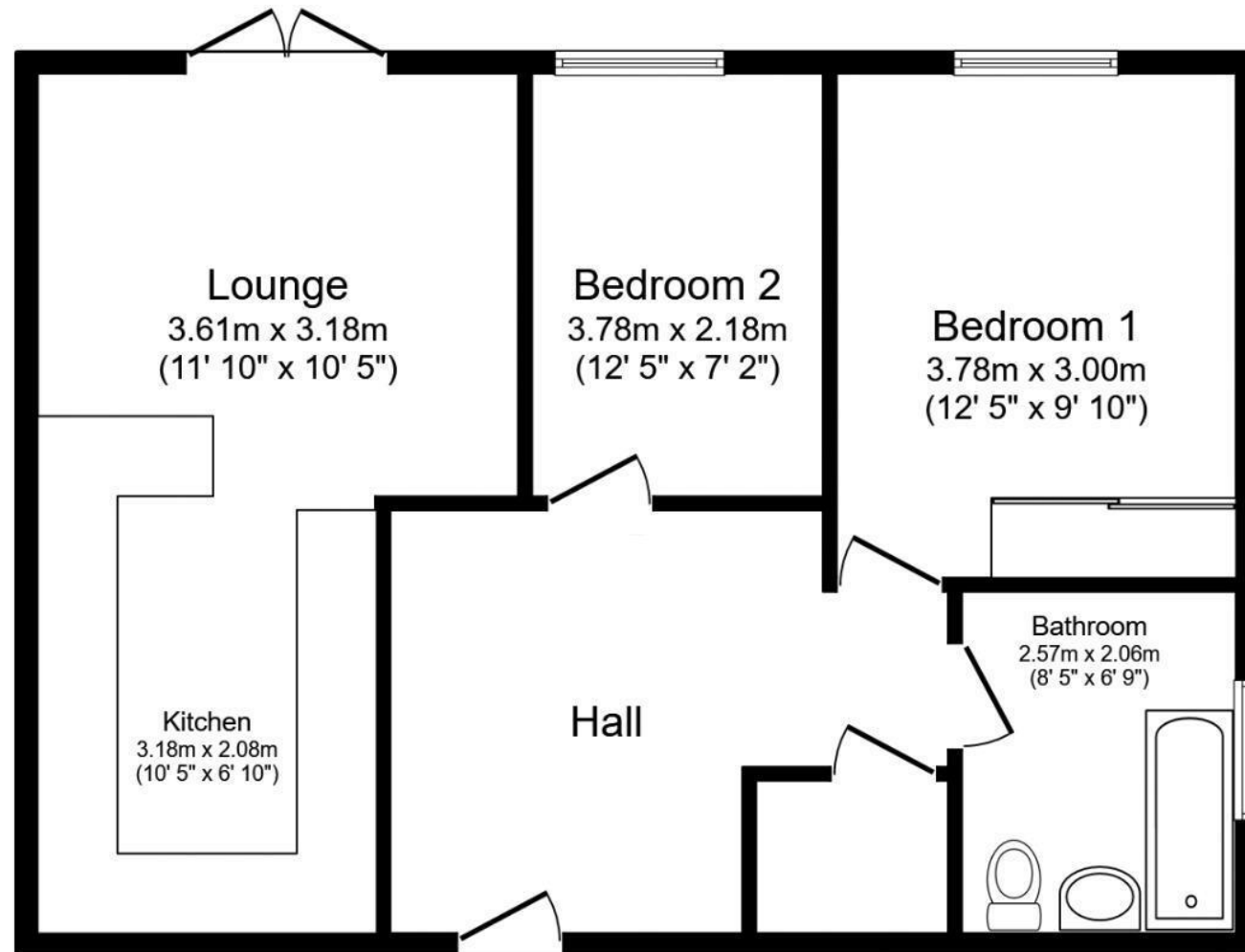
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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Floor Plan

Floor area 58.0 m² (624 sq.ft.)

TOTAL: 58.0 m² (624 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or



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