



**GASCOIGNE  
HALMAN**

FLAT 2, GREENFIELDS LODGE, FERMA LANE, GREAT  
BARROW, CHESTER

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THE AREAS LEADING ESTATE AGENT

| £165,000

**For those aged 55 and over, a luxuriously appointed, ground floor apartment with far reaching rural views set in the grounds of a Victorian residence on the edge of a popular Cheshire village.**

Greenfields Lodge is an exclusive collection of just 16 apartments arranged in a courtyard, with landscaped communal gardens and ample vehicle parking for residents and visitors.

The property has been refurbished throughout in recent years and offers a light, bright interior. There is a large living room, superb luxury kitchen with integrated quality appliances, two double bedrooms and a sumptuous bathroom. There are modern electric heaters and double glazed windows.

## LOCATION

The property is situated within the grounds of a large Victorian mansion that has itself been

converted into luxury apartments. It is off a quiet country lane on the edge of Great Barrow, with countryside walks on the doorstep and a local pub around the corner.

This is a peaceful retreat with a strong sense of community yet convenient for access to Chester and all it has to offer.

## TENURE AND SERVICE CHARGE

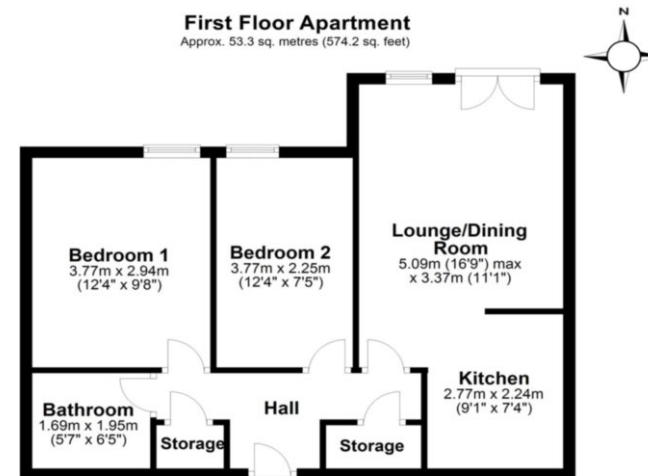
The property is leasehold for the residue of an initial 125 year terms from June 1999. Ground rent of £50 per year is payable (24/25). A service charge of £2184 per year is payable (24/25). This covers external building and garden maintenance and building insurance.

## COUNCIL TAX

Band B. Cheshire West & Chester.

## EPC RATING

Current C



Total area: approx. 53.3 sq. metres (574.2 sq. feet)

## FRODSHAM OFFICE

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