



Flat 5 Greysfield

Ferma Lane, Great Barrow, Cheshire, CH3 7HU

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Guide Price - £240,000

This superb ground floor apartment is set within the grounds of Greysfield House, dating back to around 1880 and originally commissioned by the owners of the Cunard Shipping Line. Located in the highly sought after Cheshire village of Great Barrow, it is conveniently located near to Chester City Centre and major commuter links. The apartment boasts stunning accommodation with an excellent standard of fixtures and fittings throughout, particularly in the kitchen and bathroom.

The property briefly comprises a communal entrance hall with an intercom system, a private entrance hall, a lounge, a modern dining kitchen, a double bedroom, a study/occasional bedroom, and a well appointed three piece bathroom. Externally, there are well maintained communal gardens and resident parking.

LOCATION

Great Barrow is a desirable village near the A51 and approximately six miles from Chester City Centre, which offers a comprehensive range of shopping facilities, popular restaurants, and bars. Nearby villages such as Tattenhall, Waverton, and Christleton feature local convenience shops, beautiful walks, and charming country pubs.

For commuters, the property is easily accessible to excellent transport links via the M53, M56, and M6 motorways, providing access to major commercial centres in the North West.

APPROXIMATE DISTANCES

Mouldsworth Station – 3.1 miles

Chester Train Station – 3.5 miles

Bache Station – 3.9 miles





ACCOMMODATION COMMUNAL ENTRANCE HALL

Accessed via a secure door with intercom through to a spacious communal entrance hall with white tiled flooring, staircase and lift access to all floors.

ENTRANCE HALL

Solid door through to the entrance hall having an audio/visual intercom phone, radiator and thermostat control.

LOUNGE

Good size lounge, open plan through to the dining kitchen having double glazed windows, two radiators, wall mounted cupboard housing the gas central heating boiler.

DINING KITCHEN

An impressive dining kitchen having a range of wall, base and drawer units, sink unit, integrated Bosch electric oven, hob, extractor and microwave plus fridge and freezer, radiator. **UTILITY CUPBOARD** set off the dining kitchen, having a plumbing point for a washing machine.

BEDROOM

Double glazed window, radiator.

STUDY / OCCASIONAL BEDROOM

Utilised as a study, having a radiator.

BATHROOM

Panel bath, shower screen, mains shower, WC and wash hand basin, part tiled walls, heated towel rail.



OUTSIDE

Manicured communal gardens and walkways together with resident parking.

TENURE – LEASEHOLD

Management charge and ground rent to be confirmed.

EPC RATING - B COUNCIL TAX BAND – C

FIXTURES & FITTINGS

Fixtures and fittings are excluded from the sale.

MONEY LAUNDERING

Rostons Ltd must comply with Anti Money Laundering Legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation

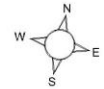
between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

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Greysfield, Ferma Lane, Great Barrow
Approximate Gross Internal Area
853 Sq Ft/79 Sq M



Ground floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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