



# Gifford Lea

*Inspired* in Cheshire

## 3 THE GRANGE

ONE-BEDROOM GROUND FLOOR APARTMENT WITH PATIO

£270,000



### Key features

- High-quality fitted units and work surfaces throughout
- Under floor heating
- Fan-assisted oven
- Integrated washer-dryer
- Ceramic tile or Karndean wood strip flooring
- Fitted wardrobes
- Full integrated bathroom cabinets
- Feature fireplace, with electric log simulated flamed fire
- Landscape and security lighting to all communal areas, activated by time and movement
- 24-hour emergency call system to on-site care team



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Tenure: Leasehold

### Location

Where better to start ticking off the things you've always wanted to do than in a stunning village development set in the idyllic Cheshire countryside? Cheshire is an area bursting with things to see and do from amazing attractions to beautiful gardens, stunning stately homes to some of the best shopping in the UK. The best thing is, it's all on your doorstep. So, rest assured - at Gifford Lea, in the beautiful village of Tattenhall, every day is another opportunity to discover something amazing.

### Facilities

Whether you're starting to think about your future retirement, have decided to carry on working but downsize your property to release some capital, or are already enjoying retirement and the new lease of life it brings, one of Gifford Lea's easy-to-manage homes could provide the ideal next step.

Rooms are spacious so you can keep treasured furniture with you when you move and layouts are thoughtfully designed with our residents' lifestyles at the forefront, drawing on years of experience in creating stylish, practical homes. Properties are fully fitted with stylish, premium quality fixtures including luxury kitchens and bathrooms.

This 1-bedroom apartment offers all the modern facilities for everyday independent living with the distinct advantage of our retirement community offering additional facilities including swimming pool, gymnasium, restaurant, and library. Gardens with seating area and water feature. An active community. On site minibus and handyman.

Each home in an Inspired Village has been designed to get better with age. They are filled with endless tiny details that only reveal their importance as we grow older... and what might have seemed obsessive or indulgent suddenly feels utterly inspired. The carefully considered design extends throughout every room in each apartment and across every corner of the village - from the beautifully landscaped grounds to the luxurious wellness spas and other facilities.

Inspired Villages homes are covered by a 10-year guarantee against defects. Apart from the fixtures and fittings described, the homes are unfurnished. Our photographs and floorplans are purely illustrative.



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Service charges and event fees apply.

527 SQ. FT.





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ROOM	METRIC	IMPERIAL
Living Room	4,075mm x 5,202mm	13' 5" x 17' 1"
Kitchen	2,421mm x 2,328mm	8' 0" x 7' 8"
Bedroom	3,753mm x 5,392mm	12' 4" x 17' 9"
En-suite	2,192mm x 2,348mm	7' 3" x 7' 9"