



**Apartment 4. Primrose Vale,
Clough Lane, Tattenhall. CH3 9FE**

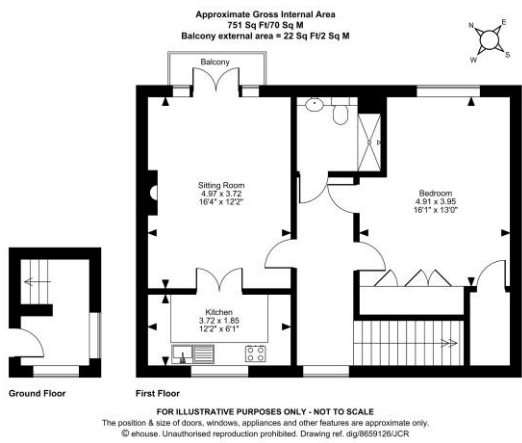
**CHESHIRE
LAMONT**

Situated on the Gifford Lea Inspired Village development, this attractive and well-proportioned apartment offers views over the surrounding countryside to the Welsh Hills in the distance. Facilities within the development include attractive landscape communal gardens, swimming pool, gym, restaurant, coffee bar along with a multitude of activities and events organised by

- One bedroom first floor apartment
- Well, proportioned living room with balcony
- Well, appointed Kitchen with views to the Welsh Hills
- Large double bedroom, shower room
- Underfloor heating throughout the apartment
- Age restriction to 65 years or over

Location

The property is situated in Tattenhall, a characterful Cheshire village, which provides a grocery store, chemist, post office, two pubs, doctors, dentist and a variety of small stores. Central to the village and village life is the Church which dates back to Norman times. There is also the Victorian Barbour Institute which prides itself on offering numerous courses and activities. The larger villages of Tarporley and Malpas have further shopping facilities and are just ten to fifteen minutes' drive away, alternatively Chester City Centre is readily accessible. On a recreational front, Tattenhall village has a sports club providing a gym, cricket, football, running, racquet ball, squash, tennis and netball sections, with rugby and hockey clubs as well as six golf courses within fifteen minutes' drive, delightful walks can be enjoyed on the Peckforton and Bickerton Hills.



Accommodation

From the ground floor Entrance Hall a wide staircase rises to the first floor landing, this gives access to the Living Room, Kitchen, large Double Bedroom and Shower Room.

The well-proportioned **Living Room 5.0m x 3.7m** has a focal point electric log burner effect fire set within an attractive ornamental fire surround. Glazed double doors open onto a balcony overlooking the communal gardens and a further set of glazed double doors open to the **Kitchen 3.7m x 1.8m** this offers attractive views over the surrounding countryside with the welsh hills visible in the distance. The Kitchen is fitted with Shaker style wall and floor cupboards, appliances include a four ring induction hob with extractor above, fan assisted oven, microwave, integrated fridge freezer, dishwasher and washer dryer.

The large **Double Bedroom 5.6m x 3.2m** also overlooks the gardens and benefits from built in wardrobes along with a large walk-in wardrobe/storage cupboard. The well-appointed **Shower Room** is fitted with a large shower facility, wash hand basin, low level WC and heated towel rail.

Tenure

- Leasehold. 125 years from 2017.
- Ground Rent £600 per annum.
- Management Charge £791.67 per annum 2025/26



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

