



**GASCOIGNE  
HALMAN**

FLAT 12, GREENFIELDS LODGE, FERMA LANE, GREAT  
BARROW, CHESTER

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THE AREAS LEADING ESTATE AGENT



## FLAT 12, GREENFIELDS LODGE, FERMA LANE, GREAT BARROW, CHESTER

**£140,000**

**A first floor apartment available to those aged 55 and over set in the peaceful grounds of a Victorian residence on the edge of a popular Cheshire village with far reaching rural views.**

There are just 16 apartments arranged in a courtyard with landscaped communal gardens and ample vehicle parking for residents and visitors. The property offers bright and airy accommodation with far reaching rural views that embody a feeling a space. There is a good sized living room, newly fitted kitchen, two double bedrooms and a bathroom. There are electric heaters and double glazed windows.





**DRAFT**

### **LOCATION**

The property is situated off a country lane on the edge of the sought after village of Great Barrow. There are country walks on the doorstep plus a popular local pub is within walking distance. The village and setting offer a peaceful rural lifestyle yet the location is within easy reach of Chester and all it has to offer.

### **LEASE AND SERVICE CHARGE**

The property is leasehold for the residue of an initial 125 year term from 1999. Ground rent is payable of £XXX per year. A service charge is payable to cover external building and garden maintenance and building insurance.

### **COUNCIL TAX**

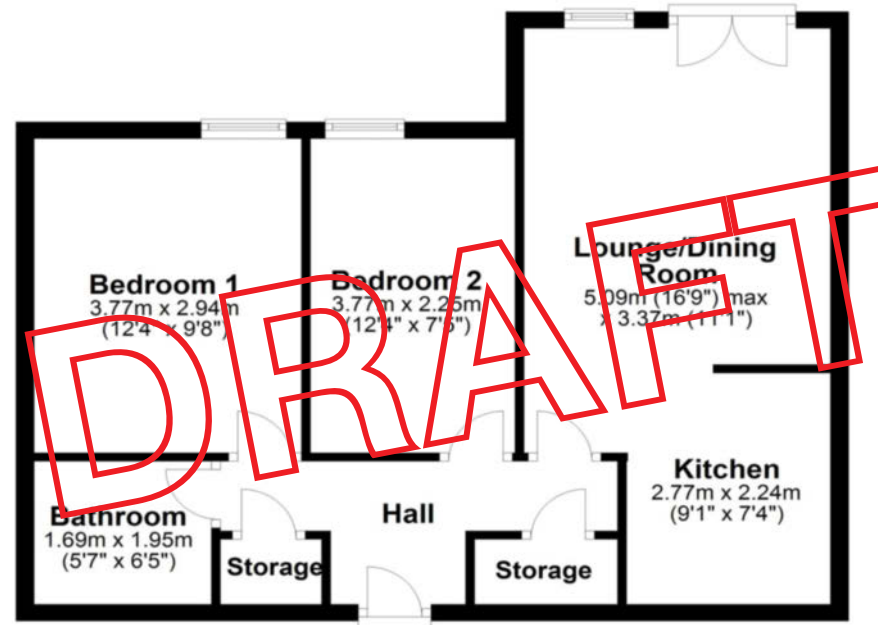
Band B, Cheshire West & Chester.

### **EPC RATNG**

Current B

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**First Floor Apartment**  
Approx. 53.3 sq. metres (574.2 sq. feet)



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

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