



*** Ground Floor Apartment * Excellent Location ***

***No Onward Chain ***

DESCRIPTION

A well presented two bedroom ground floor apartment forming part of a purpose built retirement development for persons over the age of 55 in the popular village of Great Barrow.

The accommodation briefly comprises; entrance hallway, storage cupboard, spacious living room, fitted kitchen, two bedrooms and well appointed shower room. The property benefits from electric heating and double glazing.

Externally there are communal garden areas for the use of the residents. The property has an allocated parking space. There is No Onward Chain involved in the sale of this property.

LOCATION

Greenfields Lodge is within walking distance of the centre of Great Barrow which is a village of charm, history and character. It enjoys a strong community spirit and lies within a green belt and a conservation area.

The property occupies a tranquil position in the rural village of Great Barrow, being just four miles to the east of Chester. The village offers an attractive church plus pubs/restaurant/cafe such as the White Horse Inn, Stamford Bridge and the popular Bluebell Cafe at Barrowmore. There is also a social club, bowls/cricket fields, village playing field and Barrow village hall where many community groups are based. There are several nearby golf courses, including those at Waverton and Vicars Cross.

There is horse racing at Chester, Bangor on Dee and Aintree. Little Budworth offers polo and motor racing at Oulton Park.

The location acts as an ideal base from which to access many other commercial centres including Manchester, Liverpool and Warrington. Furthermore it should be noted that both Manchester International Airport and Liverpool John Lennon Airport can be accessed within forty minutes drive.



Nearby railway stations are located at Chester, Crewe, Frodsham, Hartford and Nantwich. Crewe station is only 21 miles away and enjoys a direct (circa 90 minutes) and regular rail service to London Euston.

ENTRANCE HALLWAY

13' 7" x 5' 4" (4.14m x 1.63m) Wooden door with gold door furniture and glazed insert. Ceiling light point. Creda electric heater. Smoke detector. Wall mounted alarm pad. Telephone point. Doors through to useful storage cupboard, living room/kitchen, principal bedroom, bedroom two and bathroom.



LIVING/KITCHEN

23' 3" x 10' 10" (7.09m x 3.3m) max Double doors on to the paved patio area. Wall mounted Creda electric heater. Two ceiling light points. Aerial and satellite point. Coal effect fire with stone surround and granite hearth. Alarm sensor. Opening through to the kitchen.

Kitchen fitted with a range of wooden base and wall level units incorporating drawers and cupboards with granite effect laminated work tops. Single stainless steel sink unit with chrome mixer tap. Tiling to

worktop areas. Four ring electric Zanussi hob with chrome chimney Zanussi extractor above. Zanussi oven and grill. Space for washing machine and fridge. Wall mounted Creda heater. Wood effect flooring.



PRINCIPAL BEDROOM

12' 6" x 9' 8" (3.81m x 2.95m) Window with far reaching views. Ceiling light point. Aerial point. Wall mounted Creda electric heater.

BEDROOM TWO

12' 6" x 6' 9" (3.81m x 2.06m) Window overlooking the rear. Ceiling light point. Wall mounted Creda electric heater.

BATHROOM

5' 5" x 5' 3" (1.65m x 1.6m) A well appointed three piece suite in white with chrome style fittings comprising; double shower with seat and glazed sliding door and canopy shower, low level w.c. with dual flush and concealed cistern, wash hand basin with chrome mixer tap and storage cupboard beneath. Tile effect flooring. Wall tiling with feature border. Chrome ladder style heated towel rail. Wall mounted vent. Ceiling light point.

STORAGE CUPBOARD

Premier Santon Unvented Hot Water System.

SERVICES

We understand that mains water, electric and drainage are connected to the property. Electric heating.

Cheshire West and Chester Council. Council Tax Band - B.

TENURE

- * We understand the tenure is leasehold
- * The Lease is 125 years from 1999
- * Service Charge for 2020 is £101.88 per month.

Note: We understand that it is a condition of purchase that residents are to be over the age of 55.

VIEWING

By appointment through the Agent's Tarporley office.

ROUTE

Leaving the Agents Tarporley office in the direction of Chester continue along the A51 through Clotton, Duddon and continue until reaching the Tarvin roundabout. Continue along the A51 in the direction of Chester taking a right turn onto B5132 Barrow Lane. Continue along Barrow Lane until reaching Ferma Lane on the left hand side. Take this left hand turn continuing then taking the second right into Greenfields Lodge. Follow the drive around where parking can be found to the front of the property. To exit the area continue along the one way system back onto Ferma Lane which leads back onto Barrow Lane.



Ground Floor

