



Roman Gate Chester



Roman Gate

Set in the heart of Cheshire and voted one of the top five prettiest cities in Europe, Chester is one of Britain's most spectacular Roman cities, with ancient walls, a Roman amphitheatre and fascinating museums to take you back in time. Even the main shopping area exudes history at every turn, with its unique two-tier Rows, black and white timbered facades and narrow alleyways, watched over by the iconic and historic Eastgate clock.

Chester offers an unrivalled shopping experience, with something for everyone. The flagship Browns of Chester department store is a must, while the city's interesting independent stores hold many surprises and are well worth seeking out. Chester Market, the Grosvenor Precinct and the busy Bridge Street, Eastgate and Foregate only add to the variety.



A little outside of town you'll find designer bargains at Cheshire Oaks outlet village, while the £1bn Liverpool One development is also within easy reach.

Chester offers a wealth of sporting opportunities, with many excellent Cheshire golf clubs within an easy drive. The Northgate Arena, in the heart of the city, includes three pools with waterslides, as well as a range of courts and fitness facilities. Outdoor pursuits enthusiasts will enjoy the close proximity of the North Wales mountains, with Snowdonia National Park close enough for a day trip walking or climbing.

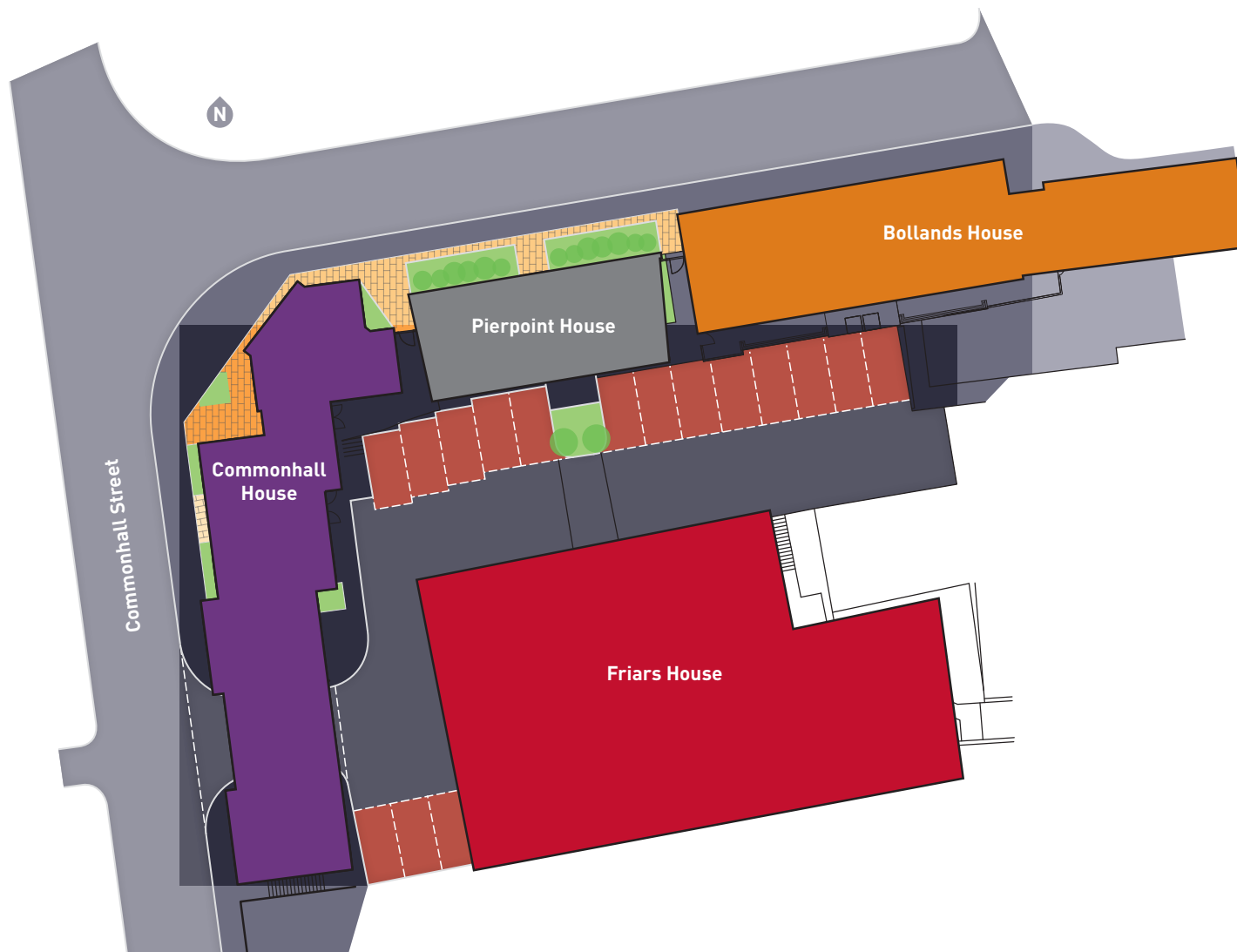
For family fun, Chester boasts one of Britain's best zoos, Chester Zoo, home to over 7,000 animals in 110 acres of beautifully landscaped gardens. The dusky Bat Cave, the new Jaguar exhibit and the aerial views from the monorail are not to be missed. Active youngsters can Go Ape themselves

in nearby Delamare Forest, with thrilling treetop routes and rope swings across the canopy.

Chester is a prestigious place to live, with a wealth of quality and culture at every turn. Famed for its lively nightlife, Chester has entertainment for all, from the Michelin starred restaurant at the Grosvenor Hotel, to the many vibrant bars and clubs contained within the compact city centre.

Chester is very well placed for transport, with excellent road access to the North West and North Wales. The M53 and M56 are close by, while the A55 North Wales Expressway swings around the bottom of the city before heading out along the stunning coastline. There are direct trains to London from Chester Station, with a journey time of just over two hours. You can also join the Merseyrail line to Liverpool at Chester, with underground trains taking you directly into the City Centre.





> Roman Gate An exclusive development of 1, 2 & 3 bedroom apartments and 4 & 5 bedroom homes

Comprising of four individual buildings, Roman Gate stands in a superb location within the famous Roman walls and just a short walk into Chester city centre. Each property has been designed to the highest of specifications boasting stylish fitted kitchens, bathrooms and open plan living spaces perfect for modern day living.

◆ **Friars House**
 2 bedroom house, 3 bedroom
 apartments & 2 bedroom
 penthouses

◆ **Commonhall House**
 2, 3 & 4/5 bedroom homes
◆ **Bollands House**
 2 bedroom apartments and
 3 & 4 bedroom homes

◆ **Pierpoint House**



Computer generated image of Friars House

➤ Friars House

2 bedroom house, 2 & 3 bedroom apartments

Featuring six 3 bedroom apartments, one 2 bedroom house with its own private entrance and two 2 bedroom penthouse apartments, Friars House offers the ultimate in luxury living. These fabulous homes have well thought out and spacious layouts, on the first floor two apartments have their own terrace area whilst four apartments have their own large walk on balconies. On the ground floor you will find the secure parking, cycle & bin store.



Computer generated image of Friars House

➤ Rear elevation of Friars House



First Floor

**Plots 3A & 3B -
3 bedroom apartments with terrace**

Kitchen/Dining/Lounge
10.92m* x 6.71m* 35'10"* x 22'0"*

Master Bedroom
5.00m* x 2.93m 16'5"* x 9'7"

Bedroom 2
4.57m* x 2.93m 15'0"* x 9'7"

Bedroom 3/Study
3.20m x 3.18m* 10'6" x 10'5"*

Terrace Area
11.23m x 4.57m 36'10" x 15'0"

**Plot 3C - First Floor
2 bedroom house with terrace**

Kitchen/Dining/Lounge
9.04m* x 5.98m* 29'8"* x 19'8"*

Terrace Area
8.75m x 4.17m* 28'8" x 13'8"*

*Indicates maximum dimension



Second Floor

**Plots 3D & 3E -
3 bedroom apartments with balcony**

Kitchen/Dining/Lounge	10.92m* x 6.71m*	35'10"* x 22'0"*
Master Bedroom	5.00m* x 2.93m	16'5"* x 9'7"
Bedroom 2	4.57m* x 2.93m	15'0"* x 9'7"
Bedroom 3/Study	3.20m x 3.18m*	10'6" x 10'5"*
Balcony Area	4.79m x 2.19m	15'8" x 7'2"

**Plot 3C - Second Floor
2 bedroom house with terrace**

Master Bedroom	5.05m x 2.68m*	16'7" x 8'10"*
Bedroom 2	5.08m x 4.09m	16'8" x 13'5"

*Indicates maximum dimension



Third Floor

Plots 3F & 3G - 3 bedroom apartments with balcony

Kitchen/Dining/Lounge

10.92m* x 6.71m* 35'10"* x 22'0"*

Master Bedroom

5.00m* x 2.93m 16'5"* x 9'7"

Bedroom 2

4.57m* x 2.93m 15'0"* x 9'7"

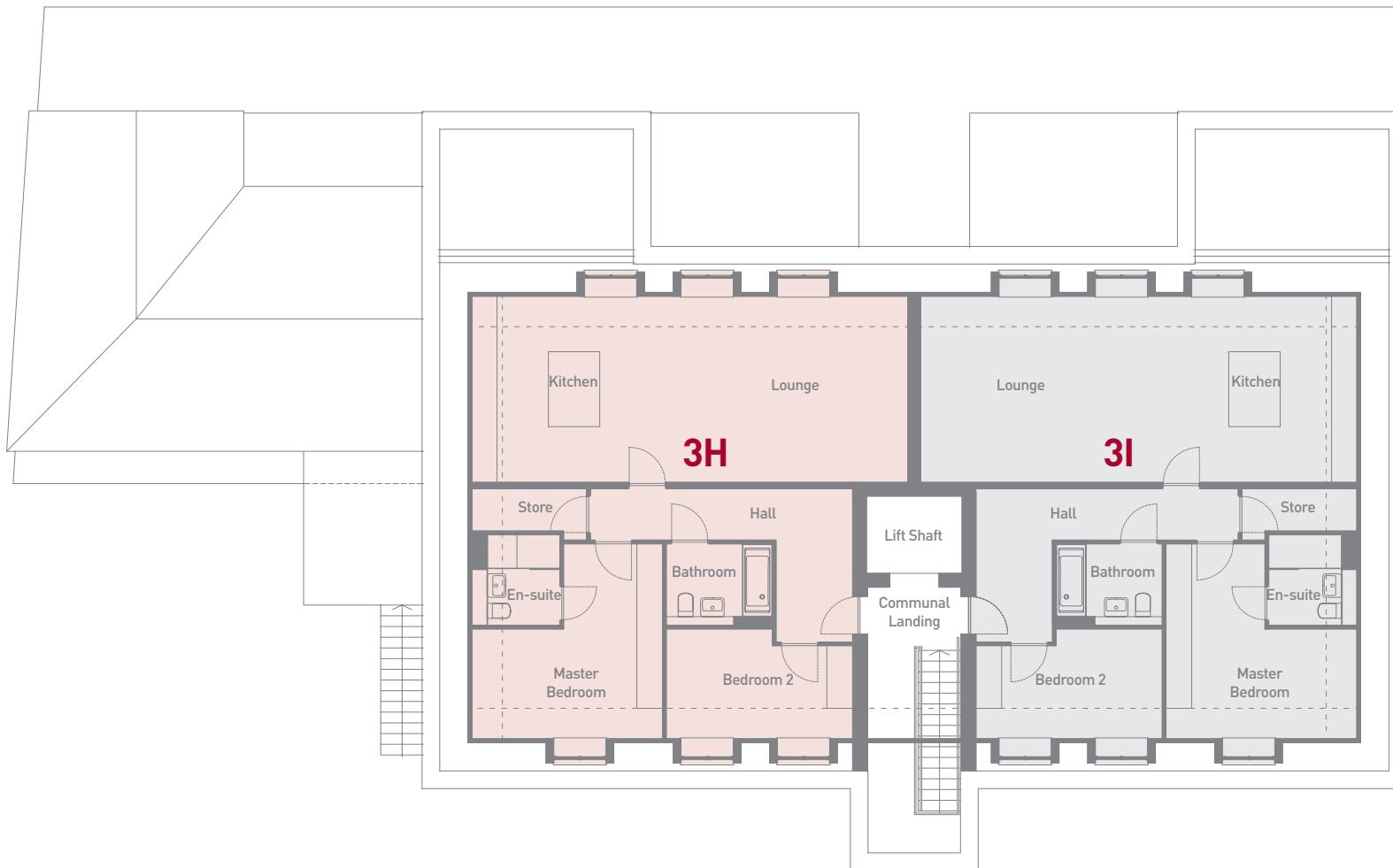
Bedroom 3/Study

3.20m x 3.18m* 10'6" x 10'5"*

Balcony Area

4.79m x 2.19m 15'8" x 7'2"

*Indicates maximum dimension



Fourth Floor

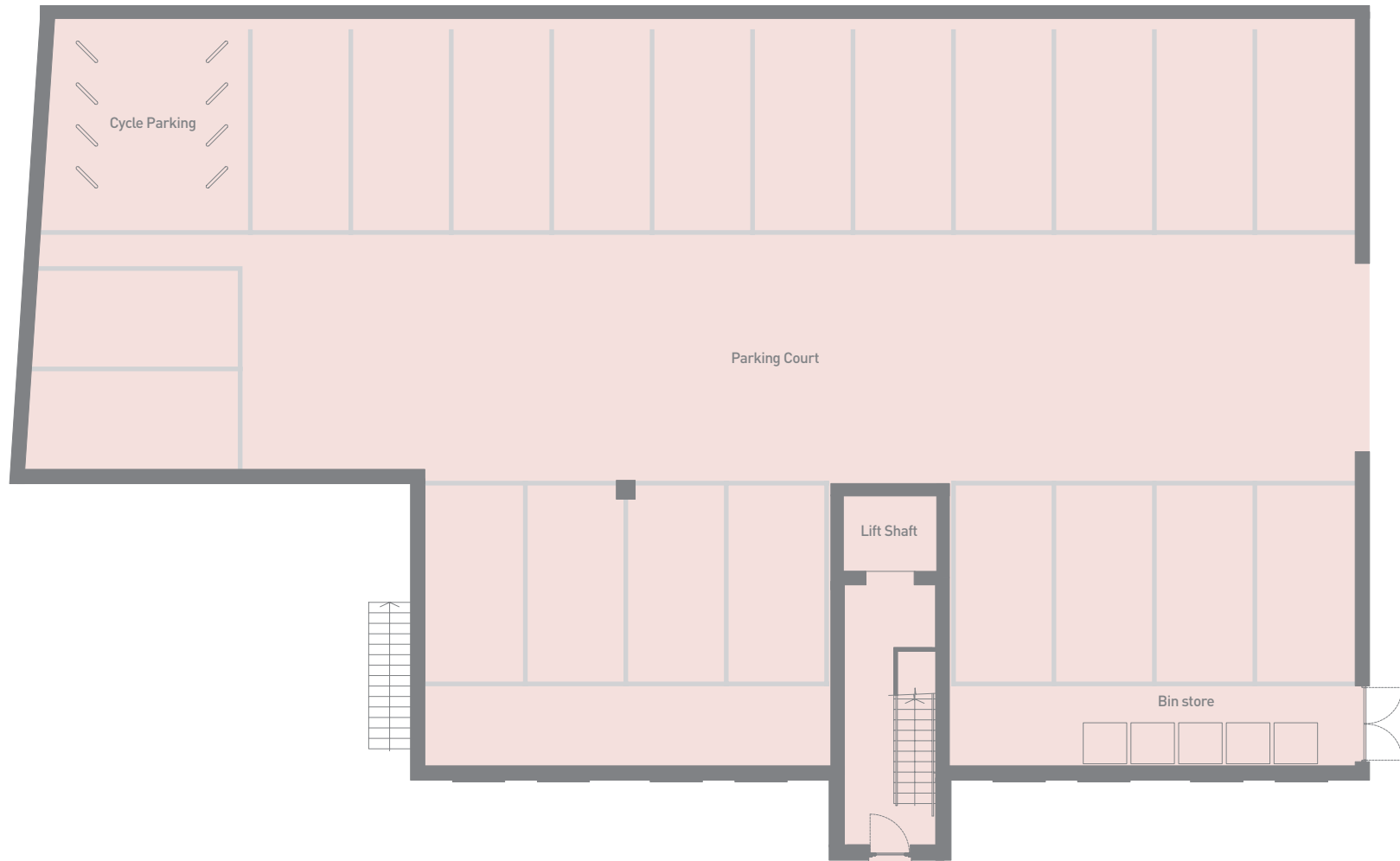
Plots 3H & 3I - 2 bedroom penthouse apartments

Kitchen/Lounge
10.16m x 5.22m 33'4" x 17'2"

Master Bedroom
4.55m x 4.46m 14'11" x 14'8"

Bedroom 2
4.35m x 2.57m 14'3" x 8'5"

*Indicates maximum dimension
- - - Indicates 1.8m head height



Ground Floor Parking Plan

Specification

Kitchens:

A large selection of contemporary and traditional kitchens are available from our selection of Moores kitchens as accredited with the Royal Crest including as standard:

- Brushed chrome down lights
- Plinth lighting
- AEG Stainless steel oven, hob & extractor
- Integrated fridge freezer and washer/dryer
- Integrated dishwasher and microwave

Bathrooms and En-suite:

- Villeroy & Boch white sanitary ware throughout
- Brushed chrome down lights come as standard
- Chrome heated towel rail
- A large selection of tiles are available to choose from*
- Wall tiling to bathrooms/en-suites
- TileVision waterproof digital LCD television included as standard in 3 bedroom apartments, available as an upgrade for other apartments*

Heating:

- Electric heating system ^
- Thermostatically controlled flat panel radiators^

Internal Fixtures and Fittings:

- 2/4 panel satin wood internal doors with brushed chrome door furniture
- Brushed chrome switches and sockets are provided to the kitchen/dining area
- TV sockets are standard to the lounge and master bedroom (further sockets are available upon request at the relevant build stage)
- Built in wardrobes to Master Bedroom
- Mains powered smoke detectors fitted
- Video door security entry system^
- Lift access^

External Features:

- Landscaping to communal areas/terrace areas
- Juliette/large walk on balcony to selected apartments^
- Electronic gated entrance
- Secure parking

Warranty:

We offer a 10 year Checkmate policy

Upgrades:

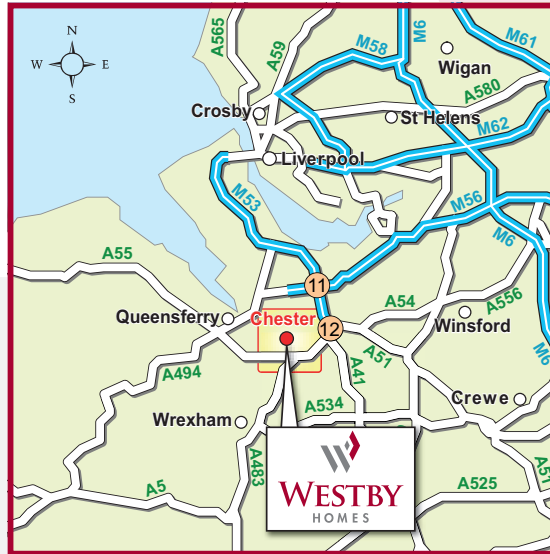
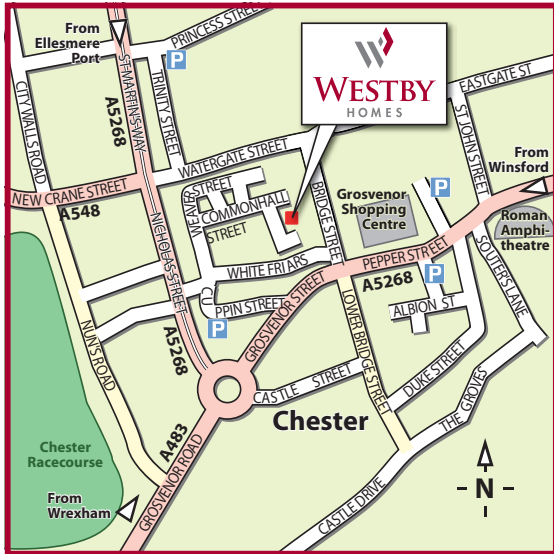
We offer a full range of upgrade options from tiles to landscaping etc

Speak to the Sales Team for further information.

*Dependant on build stage

^Apartments only





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THE PROPERTY MISDESCRIPTIONS ACT 1991. The information contained in this brochure is subject to change and is for guidance only. Elevation designs, internal features and specification may vary dependant on build stage and development. Room sizes detailed are not intended to be used for carpet sizes, appliances or items of furniture. The information does not constitute a contract or warranty. Please speak with your Sales Consultant for further details. 32053.