

FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 781 sq.ft.  
TOTAL : 781 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



## Apartment R Christleton Hall

Townsend Way, Christleton,  
CH3 7DZ

£315,000

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

\* CONVERTED GRADE II LISTED HALL \* NO ONWARD CHAIN \* DESIRABLE VILLAGE OF CHRISTLETON. A beautifully presented two bedroom apartment forming part of an award winning development by Blue Oak estates located in the picturesque and highly sought after village of Christleton. The apartment showcases meticulous attention to detail, featuring premium fixtures and fittings throughout. The accommodation briefly comprises: communal entrance hall with staircase and lift access, entrance hallway with utility cupboard, stunning open-plan living room and kitchen with Bosch appliances and quartz worktops, two bedrooms, each with fitted wardrobes, and a well appointed shower room. This two bedroom apartment is located on the second floor at the front of the building with views overlooking the grounds. There is also a resident's car park with two designated parking spaces, an electric car charging point, communal bin store and cycle store.





THE HISTORY OF CHRISTLETON HALL



Christleton Hall is a Grade II Listed former country home built in around 1750 by Thomas Ince to rival the house of his father in law Robert Townsend at The Old Hall. The grand home has been owned by many distinguished families over the years but in 1934 it became a Salvatorian College for men preparing for priesthood. In 1974 it changed again when it became a College of Law.

WELCOME TO CHRISTLETON HALL

Set in the delightful Cheshire village of Christleton, Christleton Hall is truly a wonderful place to call home with chocolate box houses, pretty parish church, traditional village green right on your doorstep and the city of Chester just 3 miles away. Built as a grand country home almost 300 years ago, Christleton Hall today has been lovingly transformed into 14 luxurious apartments.

ARCHITECTURE

As you wind along the sweeping driveway, lined on either side by the mature grounds, an historic building comes into view, its a moment that you wont forget. Christleton Hall simply exudes character. Period features include a Tuscan porch, bays from the original house, Welsh slate roof and white pointed Flemish bond red brickwork with stone dressings.

LOCATION

In the tranquil village of Christleton, dining options may be modest in number but they offer a warm and inviting experience. The Ring O'Bells, a quintessential English pub in the heart of the village serves classic pub fare and real ales in a rustic atmosphere. If you are willing to venture a bit further, Chester provides a broader range of choices including Cheshire Cat, a pub and restaurant offering both traditional and contemporary dishes. Additionally The Vines at Carden Park Hotel and Spa offers a refined dining experience with a diverse menu featuring locally sourced ingredients making it a perfect option for those seeking a touch of luxury. Nestled in the luxurious Cheshire countryside, Christleton is an idyllic village offering a range of refined leisure activities. Explore its charming streets, stroll along the tranquil River Dee and indulge in leisurely bike rides along the scenic Chester Canal. Discover a peaceful oasis by the village pond, perfect for bird watching amid lush greenery and savour the quintessential British cuisine and local pubs and tea rooms. Nearby Chester adds a touch of history and adventure with attractions like Chester Zoo and the ancient city walls.

THE ACCOMMODATION COMPRISES:

COMMUNAL HALLWAY



Communal hallway with staircase and lift access to upper floors. Door with steps leading down to the basement storage area.

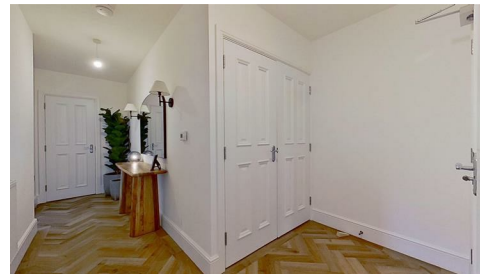


SECOND FLOOR



Door with security peep hole to the apartment.

ENTRANCE HALL



Hikivision video intercom entry system, two ceiling light points, mains connected smoke alarm, digital thermostatic heating controls, single radiator with thermostat, two wall light points, and vinyl wood effect strip flooring. Opening to the living room/kitchen, doors to bedroom one, bedroom two, shower room and double opening doors to the utility cupboard.

UTILITY CUPBOARD

1.45m x 0.66m (4'9" x 2'2")  
Fitted worktop with plumbing and space for washing machine and space for tumble dryer beneath, vinyl wood effect strip flooring, ceiling light point, electrical consumer board, wall mounted Glow Worm Energy 7 30C condensing gas fired central heating boiler.

LIVING ROOM/KITCHEN



Large open-plan living room/kitchen.

LIVING AREA

7.75m x 3.84m (25'5" x 12'7")



Four secondary glazed windows overlooking the front, ceiling light point, provision for wall mounted flat screen television, vinyl wood effect flooring, and contemporary tubular radiator.

KITCHEN AREA



Fitted with a modern range of solid wood fronted painted kitchen units incorporating drawers and cupboards with Silestone quartz worktops and matching upstands. Inset one and half bowl stainless steel sink unit with mixer tap and drainer grooved into the worktop. Large island unit with contrasting dark blue base cupboards with Silestone quartz worktop incorporating a breakfast bar area. Fitted four-ring Bosch touch control ceramic hob with splashback and extractor above, built-in Bosch electric fan assisted oven and grill, Bosch microwave oven and warming drawer. Integrated fridge/freezer and dishwasher, under-cupboard spotlighting, vinyl wood effect flooring, contemporary tubular radiator, mains connected heat alarm, ceiling light point, and two secondary glazed windows overlooking the front.



BEDROOM ONE

3.58m x 2.87m (11'9" x 9'5")



Secondary glazed window overlooking the front, ceiling light point, single radiator with thermostat, fitted wardrobes with hanging space and shelving, and provision for wall mounted flat screen television.

BEDROOM TWO

3.33m x 2.92m (10'11" x 9'7")



Two secondary glazed windows overlooking the front, ceiling light point, single radiator with thermostat, fitted wardrobes with hanging space and shelving, and provision for wall mounted flat screen television.

SHOWER ROOM

1.98m x 1.37m (6'6" x 4'6")

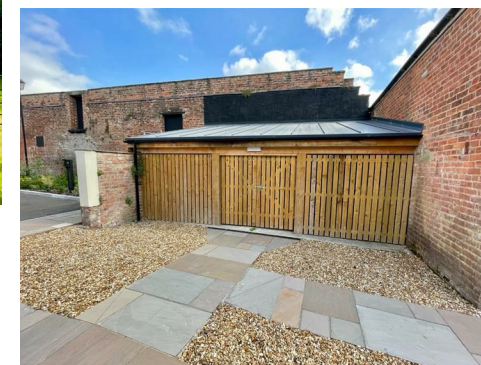


Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower, extendable shower attachment and canopy style rain shower head with glazed screen and sliding glazed door; low level dual-flush WC, and wash hand basin with mixer tap and storage drawer beneath. Part-tiled Porcelanosa walls, chrome ladder style towel radiator, tiled floor, two recessed LED ceiling spotlights, and extractor.

OUTSIDE



The property is set within communal maintained grounds. There is a resident's carpark with two allocated parking spaces and an electric car charging point. Visitor parking available, communal cycle store and bin store.



BASEMENT

Within the basement there is an individual storage locker measuring 5'2" x 3'.

DIRECTIONS

From Chester City centre proceed through Boughton and at the gyratory system turn right and immediately left onto the Christleton Road. At the new 'hamburger' roundabout proceed straight across onto the A41 Whitchurch Road. Then take the second turning left towards Christleton and continue over the 'hump back' canal bridge and along Pepper Street. After a short distance turn left into Townsend Way and Christleton Hall will then be observed on the right hand side.

COUNCIL TAX

\* Council Tax Band TBC - Cheshire West and Chester County Council.

TENURE

\* Tenure - understood to be Leasehold. Terms 999 years from 2023.  
\* Service Charge - the vendor informs us that the current service charge for the property is approximately £1860.10 (2024), payable in two instalments Jan and July.  
Managing agent - Paramount Block & Estate Management 01244 565900.

AGENTS NOTES

\* We understand that the apartment comes with the balance of a 10 year architect's certificate.  
\* There is a secure allocated storage area located within the basement.  
\* There is an electric car charging point, communal cycle and refuse store.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

WELL CONNECTED

Christleton offers unparalleled transportation and convenience. Major roads like the A55, M53 and M56 are within 5.5 miles connecting residents to Liverpool in 30 minutes and Manchester in under an hour. For those who prefer public transportation, well connected bus routes and train stations ensure efficient travel. Christleton caters to diverse interests. Sports lovers can enjoy badminton, work outs at Christleton Sports Centre, or cricket at the local club. Relaxation seekers can indulge in Carden Park Hotel and Spa luxurious facilities. The area offers esteemed schools like Christleton primary and Guilden Sutton CoFE for primary education and renowned options like the Kings School Chester and the Queens School Chester for high schools. Christleton High School and Abbeygate College are also near by.