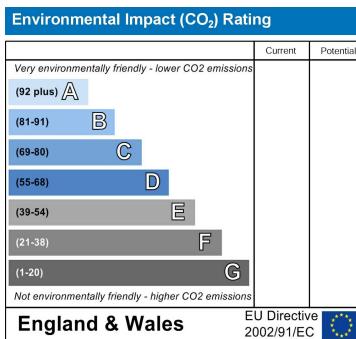
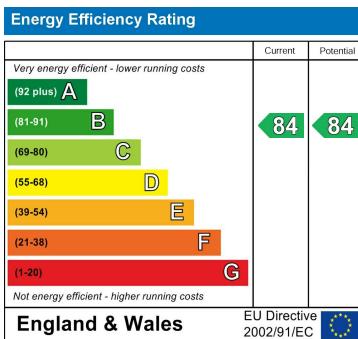
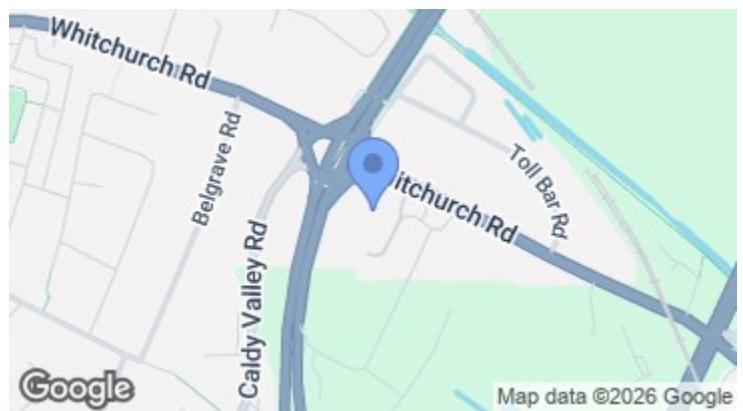


Type A1 - Typical  
Two Bedroom Apartment | Total Area 86.77m<sup>2</sup> 934sqft



Kitchen / Dining / Living 6.43m x 6.13m - 21'1" x 20'1"	Ensuite 2.53m x 2.27m - 8'4" x 7'5"	Plot No. Plot 1 - Plot 132* Plot 2* - Plot 139 Plot 3* - Plot 140* Plot 4* - Plot 141* Plot 5* - Plot 142* Plot 6* - Plot 143*
Bedroom 1 5.80m x 3.96m - 19'1" x 13'0"	Hall 1.95m x 1.89m - 6'5" x 6'2"	
Bedroom 2 3.96m x 3.40m - 13'0" x 11'2"	Utility 1.89m x 0.83m - 6'2" x 2'9"	
Bathroom 2.90m x 2.09m - 9'6" x 6'10"	Storage 3.07m x 0.90m - 10'1" x 2'5"	

\* denotes building plots are subject to planning permission and are not included in the total plot area. Plot 132 is a larger building plot and includes the entrance to the building. Plot 139, 140, 141, 142 and 143 are smaller building plots.



**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.



**Apt 140, Glade House The Wyldewoods**  
Hathaway Lane, Great Boughton, Chester,  
CH3 5FA

**Price**  
**£529,950**

This two bedroom, second floor South facing apartment is a haven for those seeking a peaceful and secure living environment, with carefully designed layouts, accessibility features and community activities including a restaurant and bar. If you would like to visit 'The Wyldewoods' sales suite and look around the show apartments then please contact the Chester office on 01244 404040.

LOCATION



WELCOME TO YOUR OWN SANCTUARY



WELLBEING AND SUPPORT



Nestled between the picturesque villages of Christleton and Boughton Heath, it is effortless to explore the inviting pubs, shops and countryside walks on your doorstep, but for those keen to cast their net of experience a little wider. You will find the local area bursting with stunning scenery and countless things to see and do. A quick hop on the park and ride, or a 30 minute cycle if you are feeling energetic, will take you directly to Chester's pretty walled centre bursting with history. Discover the city's rich heritage as you stroll through the cobbled streets, some home to buildings that are over 700 years old. Explore the museums, Roman amphitheater and ornate Eastgate clock before stopping in for a delicious cake from Pastry Pedaleur. For the shopaholics, the Rows are half timbered galleries along Watergate Street, Eastgate Street and Bridge Street, or plan a visit to the story house instead; a multi-purpose venue featuring a library, theatre, cinema and variety of cultural events.

THE WYLDWOODS



LIVE LONG THRIVE



The variety of activities and events on offer at the Wyldewoods from theatre trips to book clubs, gardening, games nights and themed suppers, to name a few, are all supported by our community coordinator who plays a huge part in this. We actively encourage you to tell us what you would like to do. Our Live Well packages are tailored to your needs offering additional services like housekeeping and home cooked meals, whilst allowing you to continue to live independently. Should a high level of care be required at any point, we work in partnership with a local care provider who we know and trust and can provide a bespoke and convenient and stress free solution for residents. To find out more about any of the services, simply speak to one of the friendly sales consultants.

WHAT COULD A TYPICAL DAY LOOK LIKE?



Situated just a stone's throw from the centre of Chester, The Wyldewoods by Thrive Living is part of a brand new collection of sustainable communities that truly put people's choice and wellbeing first. Picture beautifully designed apartments surrounded by landscaped spaces and a central courtyard with a wealth of facilities to enjoy as and when you choose. Stay connected, share experiences and enjoy great conversations with new and existing like minded friends. Immerse yourself in a range of fabulous amenities on offer.

- \* Cafe and restaurant
- \* Gardens and open spaces
- \* Wellness suite including fitness studio and gym
- \* Central courtyard
- \* Community room
- \* On site shop

Nestled between picturesque Christleton and Boughton Heath, just a stone's throw away from the historic centre of Chester, this ground breaking Thrive Living development by Retirement Villages is part of a brand new collection of sustainable communities that put people's choice and wellbeing first. Picture beautifully designed apartments weaved between landscaped green spaces and meandering pathways with a wealth of facilities to enjoy as and when you choose. The Wyldewoods is all about experiencing life's everyday pleasures, opportunities and adventures. It is the excitement of making new friends, remaining connected to the local community and most importantly it is the empowerment that comes from continuing to live life in exactly the way you choose.

Soak up the moments in a stylish clubhouse with a morning coffee and newspaper or get creative whilst catching up with friends at craft club before jumping on the park and ride to run errands into Chester. Spend the afternoon tending to your vegetables at the local allotment, unwind in the on site wellness area, with its treatment rooms and fitness centre - remembering to sneak off home before getting invited to another dinner party. The Wyldewoods is set to be a hive of activity, yet with the blissful comfort of your own space.

GENERAL

- \* Luxury vinyl timber flooring to kitchen, living and dining spaces.
- \* Carpets to bedrooms.
- \* Double glazed windows.
- \* Fitted wardrobes to bedroom one.
- \* LED downlights to kitchens and bathrooms.
- \* TV point to lounge.
- \* Energy efficient heated hot water and heating system.
- \* Electrical programmable thermostat.
- \* Pendant light in living room and in bedrooms.
- \* Wardrobe lighting with LED strip.
- \* Bathroom under cabinet lighting.
- \* Telephone data point in living room and bedrooms.
- \* USB sockets in bedrooms.
- \* Video door entry with integrated screen.
- \* Energy efficient appliances.
- \* All corridors and outside lighting are on energy efficient PIR sensors.

EVERYTHING YOU NEED, TAKEN CARE OF



OUTSIDE

- \* Car parking
- \* Electrical vehicle car charging points.
- \* Landscaped gardens.

COMMUNITY LAYOUT



DIRECTIONS

From Chester City centre proceed through Boughton and at the traffic lights turn right and then immediately left onto the Christleton Road. At the 'hamburger' roundabout proceed straight across onto the A41 Whitchurch Road. The Wyldewoods' development will then be observed on the right hand side.

TENURE

\* We are advised that the tenure is 999 years. (The start date of the lease is to be confirmed).

COUNCIL TAX

Details of the council tax band are to be confirmed.

AGENTS NOTES

- \* 2 bed Glade House - Apt 140 Type A1 £529,550\* second floor (other charges apply \* T&C's apply. Please contact the office for more details).
- \* The photos and images are for illustration purposes only.
- \* For details of all charges please see our Key Facts and Frequently Asked Questions.

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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.

VIEWINGS

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW