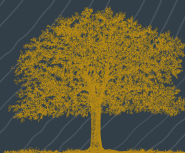




Centurion House

NORTHGATE STREET, CHESTER



BLUEOAK
ESTATES

Modern living nestled in outstanding historic surroundings.

Introduction

Centurion House is an exclusive development of one-and-two-bedroom apartments located in the heart of historic Chester. Apartments offer the unique opportunity to live in the epicentre of one of the oldest cities in England, amongst some of the most iconic attractions that are synonymous with Chester. Chester Cathedral, the City Walls, The Rows, the River Dee and the new bustling Chester Market are all within easy reach from these stunning apartments.

Centurion House offers an opportunity to live within the famous City Walls. City centre living, private parking and green spaces allow you to fully immerse yourself in the laid-back café culture atmosphere or enjoy unwinding in your own beautifully designed surroundings.

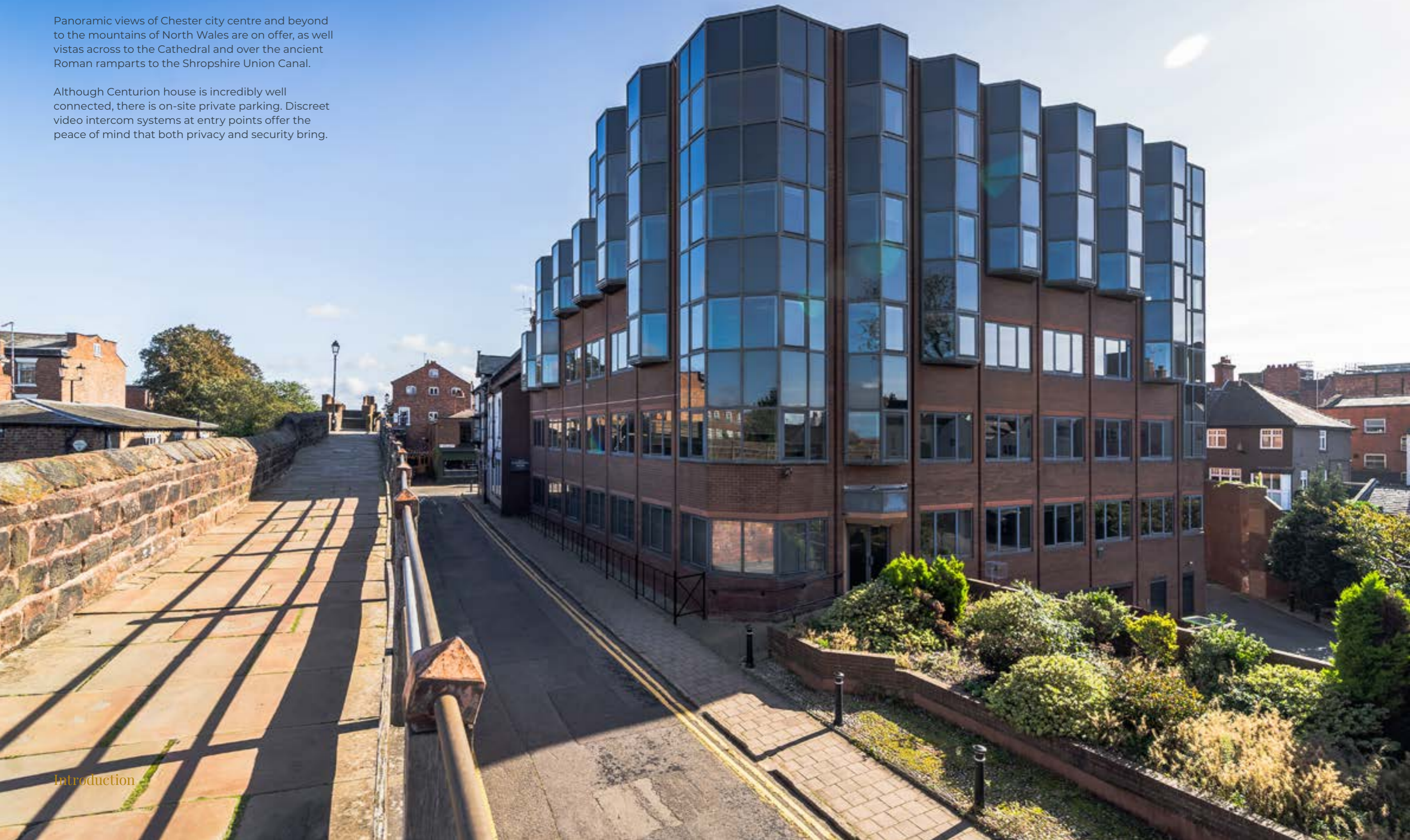


External

Centurion House embodies the design excellence and unrivalled quality you'd expect from Blueoak Estates. The existing building has been transformed to ensure that light and space is optimised in every home with exceptional energy efficiency throughout.

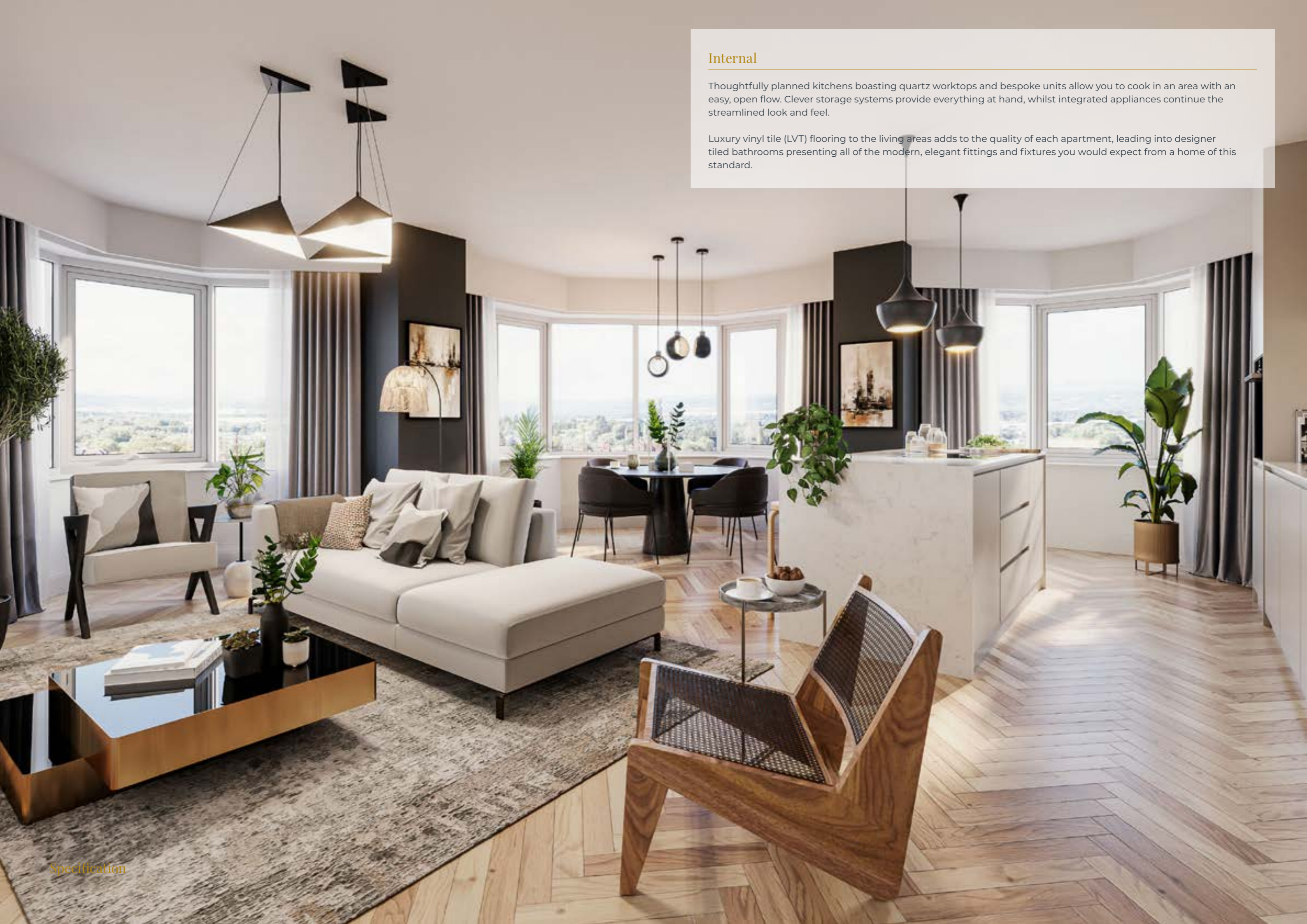
Panoramic views of Chester city centre and beyond to the mountains of North Wales are on offer, as well vistas across to the Cathedral and over the ancient Roman ramparts to the Shropshire Union Canal.

Although Centurion house is incredibly well connected, there is on-site private parking. Discreet video intercom systems at entry points offer the peace of mind that both privacy and security bring.



Ancient vistas
meet meticulous
modern design.





Internal

Thoughtfully planned kitchens boasting quartz worktops and bespoke units allow you to cook in an area with an easy, open flow. Clever storage systems provide everything at hand, whilst integrated appliances continue the streamlined look and feel.

Luxury vinyl tile (LVT) flooring to the living areas adds to the quality of each apartment, leading into designer tiled bathrooms presenting all of the modern, elegant fittings and fixtures you would expect from a home of this standard.





A Hidden City Oasis

Apartments are designed around a central atrium, allowing in an abundance of natural daylight. Each home comes with access to the private garden, designed by award winning landscape architects, Barnes Walker.

This calm, landscaped space away from the bustle of the city is a hidden oasis of your own to relax into. Select apartments also include a private terrace from which to enjoy views across the city, its historic landmarks and beyond.

Blueoak's Sustainability Pledge

Our focus is on building healthy and sustainable homes with a minimal environmental footprint. From the infancy of Blueoak Estates, we have explored ways in which we can use redundant buildings and reconfigure and redevelop them.

We learned to recognise the vision and make-up of the original design and then benchmark that against modern needs and expectations. We must appreciate buildings like Centurion House through the decades and restore and enhance where we can.

From a sustainability and environmental perspective, our approach dramatically reduces both waste and use of new building material, which accounts for around 50% of building related carbon emissions.

Blueoak will continue to champion this approach and showcase our schemes as best practise where possible.



Specification



Internal doors and joinery

Contemporary Deanta doors throughout

Satin chrome ironmongery to be fitted to all doors with thumb-turn locks provided to wet rooms

Contemporary square edge skirtings and architraves

Internal finish

Walls and ceilings finished in matt white emulsion

All skirtings to be finished in satin white

Plumbing, heating and ventilation

Heatrae Sadia Electromax boiler

Heated towel radiator with summer setting

MEV ventilation system to bathroom, kitchen and en-suites

Sprinkler system installed throughout each home

Flooring

Luxury Vinyl Tile (LVT) flooring in colour oak to hall and lounge

Porcelanosa floor tiling to kitchen and bathrooms

Carpets to all other rooms

Carpet to communal areas

Floor tiles to lobby areas

Kitchen

Contemporary kitchen unit doors with concealed handle

Silestone quartz worktops with upstands, cut-out sink and grooved drainer

Silestone upstands and splash back to rear of hobs

Inset stainless steel sink bowl

Chrome single lever tap

BOSCH electric hob

BOSCH single electric oven

BOSCH integrated microwave

BOSCH warming drawer (excluding plots 1-6 and 12 & 13)

BOSCH Fully integrated dishwasher

Integrated frost free fridge freezer

Pelmet lighting

Lift

Lift access to all floors

Bathrooms & En-Suites

White RAK vanity unit with round basin and quartz top

White ROCA close coupled toilet with soft-close seat

Fuse Thermo shower with drench and handset

Square double ended bath with white gloss bath panel

Sagitarium Ergo chrome brassware

Over bath thermostatic shower & shower head

4-panel folding over bath screen (where applicable)

Shower enclosure with slimline shower tray (where applicable)

Heated towel radiator with summer setting

Porcelanosa wall tiling to be fitted as follows: full height over baths

and within shower enclosures, half height to other walls with sanitaryware fitted

**refer to floor plans for shower and bath layouts*

Electrical

Brushed chrome sockets with white inserts

USB charging ports to living areas, kitchen and bedrooms

BT points to be provided to living areas and master bedroom

Ultrafast high speed WIFI via full fibre connection

Twin SKY point to living area

TV points to living area and bedrooms

Downlighters to bathrooms and en-suites

Energy efficient pendant drop lighting to all other locations

Mains powered smoke and heat detectors with battery back-up

Emergency lighting to communal areas

Video door entry system to private apartments

Landscaping & Parking

Landscaping adjacent to Fireman's Square & Water Street entrances

Landscaped central atrium accessed from the first floor lobby

Communal cycle store

External lighting

Dedicated parking

Security

Video door entry system

Car parking access control barrier with key fob access

Basement parking roller shutter with key fob access

Warranty

All homes come with the benefit of a 10-year ARK New Build

Structural warranty from the date of completion

All apartments are leasehold on a 999-year lease

Historic architecture, world class heritage and a vibrant bistro culture provide the perfect backdrop to Centurion House.





Location

Situated in Northgate Street, Centurion House enjoys all that this prime location has to offer. As one of the four original streets built inside Roman Chester, you'll really be living in one of the most enviable areas inside the city's walls.

Nestled between half-timbered Tudor style buildings, Centurion House neighbours the recently opened Market Hall with its independent retailers, cinema and public square. Within a minute's walk you can enjoy the latest theatre and cultural events at The Storyhouse or soak up the atmospheric magic of Chester Cathedral.

A short stroll and you can choose from a wide array of popular artisan retailers and over twenty restaurants, bars and pubs to suit your mood. Spanish tapas at Porta, authentic Italian cuisine at Convivio or relaxed French rustic bistro dining at Chez Jules are just some of the highly recommended establishments, all moments from your front door.



Chester

Perfectly positioned between key North West commerce hubs and the incredible rolling Welsh hills, Chester is a city small enough to make you feel at home but diverse enough to keep you interested.

A historian's dream, Chester's story spans Roman armies, Viking hoards, Norman invaders and Tudor reigns. All have left their mark on the city for you to enjoy to this day. Boasting the most complete Roman walls and oldest Roman Amphitheatre in Britain, alongside stunning Tudor architecture, half-timbered black and white buildings and a 1000-year-old Cathedral, there is always something spectacular to explore.

However, if you are looking for some retail therapy you can find the perfect mix of independent retailers and high-end brands across Eastgate and Grosvenor Shopping Centre. For something more boutique or vintage then the 700-year-old timbered rows offers both a shopping experience and a stunning vista.

For those wanting to enjoy the social scene The Storyhouse offers theatrical gems, whilst a wide range of cafes, bistros, bars and restaurants will ensure you are always spoilt for choice when it comes to dining. And of course, the oldest racecourse in Britain is within easy walking distance, delivering a full race card during the season for some adrenalin pumping action or just to make the most of the elegant social scene.

Active pursuits are plentiful with local gyms and swimming available at the Northgate Arena. If you are a water baby both Grosvenor and Chester Rowing Clubs can be found by the beautiful River Dee, as can river cruises or boat rentals if you want to enjoy the water at your own pace. Why not take a picnic or enjoy one of the many waterside bars and eateries? There are plenty of walking routes to enjoy this stunning view and calm surroundings.

Blueoak Estates are proud sponsors of

STORYHOUSE

Location





Nearby

North Wales

There are plenty of walks and spectacular views to enjoy in Cheshire but North Wales is also on the doorstep for when you want to go a little further afield. The Welsh border is just a 5-minute drive from Centurion House.

Liverpool

Drive the 20-mile journey to Liverpool and take advantage of everything the city has to offer. Enjoy a show, visit a museum, shop in Liverpool One or eat at one of the many hundreds of restaurants.

Manchester

Enjoy the delights of the 'Capital of the North' and visit Manchester, just a one-hour drive from Centurion House. Bursting with culture, restaurants, museums and shops, there is plenty to keep you busy.

Transport

Centurion House is conveniently located near the M53, providing direct access to Liverpool through the Mersey Tunnel. The M56, just a ten-minute drive away, offers a quick route to Manchester. Additionally, the A55 leads to North Wales, renowned for its mountains, beaches, and rolling hills.

Chester Train Station is only a 15-minute walk, and lies on the Avanti West Coast, Welsh and Northern train networks. In just over two hours you can be arrive at London Euston or arrive in Liverpool in less than 45 minutes.

Chester bus terminal is just a 5-minute stroll from your front door and accesses both local and national routes. As if that wasn't enough, there are two international airports located less than a 45 minutes' drive of Centurion House.



Good to Know...

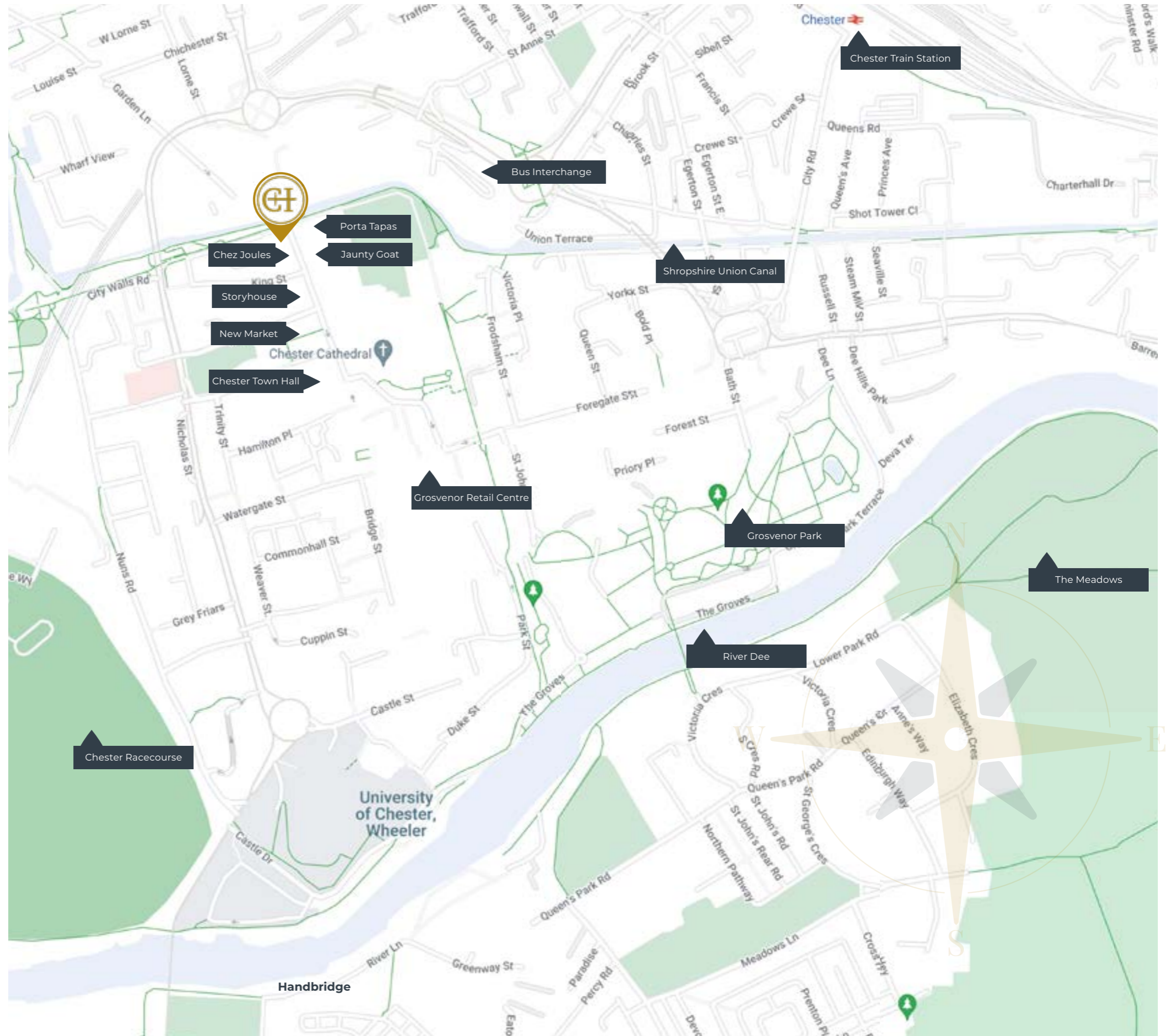
Chester Bus Interchange
4 min walk | 0.8 miles

Chester Train Station
7 min drive | 1.1 miles

Liverpool
46 min drive | 23 miles

Manchester
1 hour drive | 40 miles

London via Rail
2 hours 3 minutes



Location



Ground Floor

6 apartments



Ground Floor - DIMENSIONS

Dimensions

APARTMENT 5

Living/Kitchen/Dining	8.0m x 3.0m	Bed 1	4.3m x 2.67m
Bathroom	1.9m x 1.65m	Bed 1 En-suite	2.3m x 1.5m
Store	1.3m x 1.65m	Bed 2	5.5m x 3.0m

APARTMENT 6

Living/Kitchen/Dining	7.8m x 2.86m	Bed 1	5.8m x 2.65m
Bathroom	2.2m x 1.95m	Study	1.2m x 1.2m
Store	1.8m x 0.8m		

APARTMENT 7

Living/Dining	6.1m x 2.9m	Kitchen	1.7m x 2.8m
Bathroom	2.2m x 1.95m	Bed 1	5.2m (max) x 2.8m (max)
Store	0.8m x 1.8m	Study	2.0m x 1.4m

APARTMENT 8

Living/Kitchen/Dining	5.9m x 3.0m	Bed 1	2.65m x 3.6m
Shower	1.45m x 2.1m		
Store	1.5m (max) 0.75		

APARTMENT 9

Living/Dining	2.8m x 3.6m	Kitchen	1.9m x 2.6m
Shower Room	2.1m x 1.8m	Bed 1	2.6m x 3.4m
Store	0.67m x 2.4m	Bed 1 Dressing	1.48m x 1.6m
		Study	0.8m x 1.5m

APARTMENT 10

Living	2.8m x 3.4m	Bed 1	2.5m x 3.9m
Kitchen	2.6m x 2.15m		
Bathroom	1.6m x 2.3m		
Store	0.8m x 2.4m		

Floor Plans



First Floor

7 apartments





First Floor - DIMENSIONS

APARTMENT 11

Living/Kitchen/Dining	8.0m x 3.2m	Bed 1	4.3m x 2.6m
Bathroom	1.9m x 1.65m	Bed 1 En-Suite	2.3m x 1.5m
Store	1.3m x 1.65m	Bed 2	5.5m x 3.0m

APARTMENT 12

Living/Kitchen/Dining	7.9m x 5.6m	Bed 1	3.9m x 2.8m
Bathroom	2.2m x 2.45m	Bed 1 En-suite	1.6m x 2.8m
Store	2.4m x 0.8m	Bed 1 Dressing	2.1m x 1.9m
		Bed 2	4.1m x 2.6m

APARTMENT 14

Living/Dining	3.2m x 5.8m	Kitchen	3.7m x 2.4m
Bathroom	2.2 m x 2.2m	Bed 1	2.6m x 4.1m
Store	1.4m x 2.1m	Bed 2	2.6m x 3.4m

APARTMENT 15

Living/Dining	3.1m x 4.1m	Kitchen	1.9m x 2.65m
Bathroom	1.9m x 2.2m	Bed 1	2.67m x 4.4m
Store	0.8m x 1.95m		

APARTMENT 16

Living/Dining	2.9m x 3.9m	Kitchen	2.7m x 1.9m
Shower Room	2.1m x 1.3m	Bed 1	2.6m x 3.7m
Store	0.9m x 1.7m		

APARTMENT 17

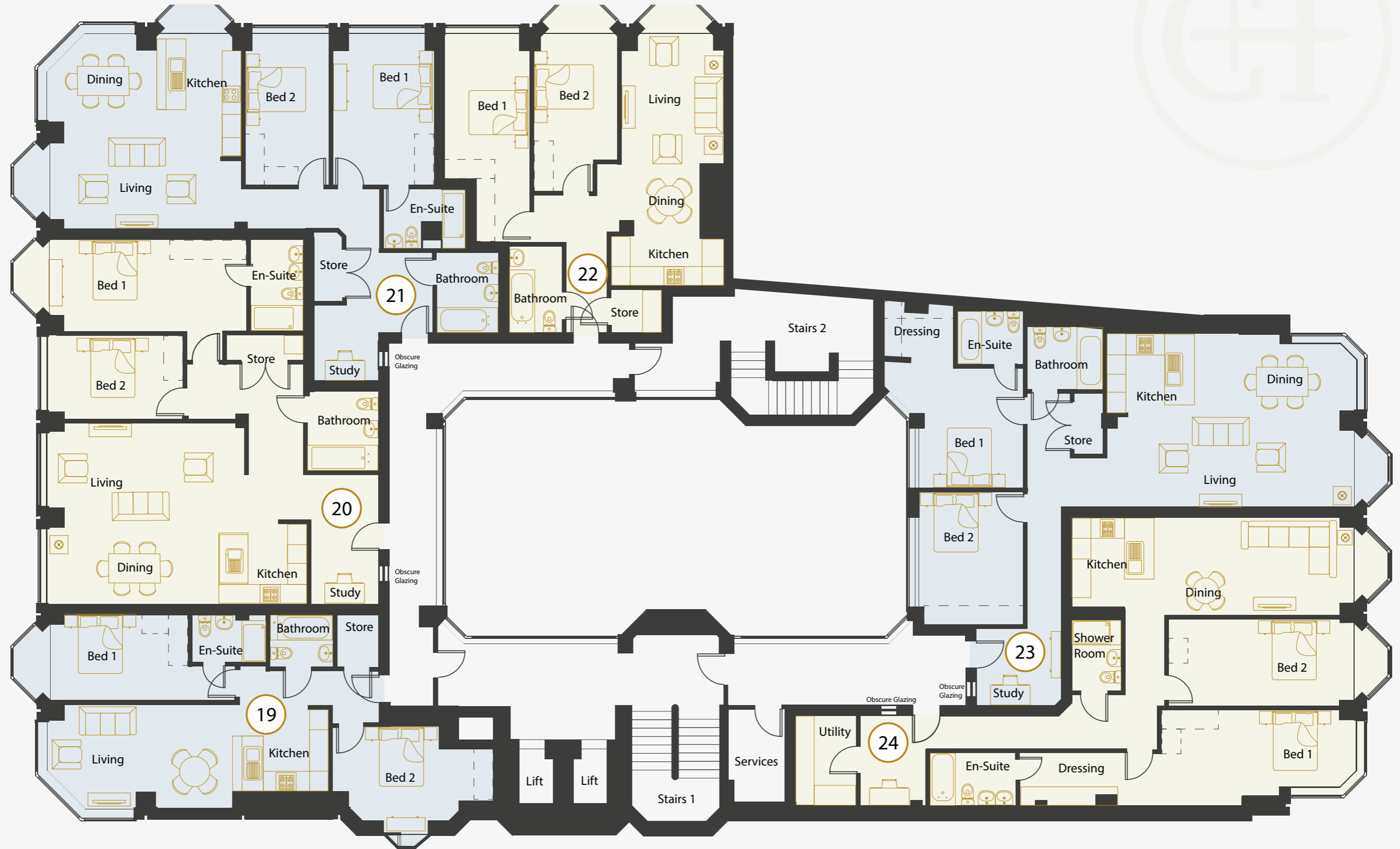
Living/Kitchen/Dining	7.6m x 5.3m	Bed 1	3.25m x 3.8m
Bathroom	2.3m x 2.1m	Bed 1 Dressing	1.3mx 1.6m
Store	0.9m x 1.9m	Bed 1 En-suite	2.0m x 1.52m
Terrace	2.3m x 6.4m	Bed 2	3.25mx 4.0m

APARTMENT 18

Living/Kitchen/Dining	8.7mx 3.0m	Bed 1	5.9m x 2.6m
Study	2.0m x 1.5m	Bed 1 Dressing	2.6m x 1.6m
Utility	1.5m x 2.8m	Bed 1 Ensuite	2.6mx 1.6m
Shower Room	1.47m x 2.1m	Bed 2	5.7m x 2.6m

Second Floor

6 apartments



Second Floor - DIMENSIONS

APARTMENT 19

Living/Kitchen/Dining	8.0m x 3.1m	Bed 1	4.2m x 2.6m
Bathroom	1.95m x 1.65m	Bed 1 En-suite	2.3m x 1.5m
Store	1.3m x 1.65	Bed 2	5.5m x 3.2m

APARTMENT 20

Living/Dining	6.0m x 5.6m	Bed 1	3.8m x 2.8m
Kitchen	2.7m x 2.5m	Bed 1 En-suite	1.6m x 2.8m
Bathroom	2.2m x 2.4m	Bed 1 Dressing	2.1m x 1.9m
Store	2.4m x 0.8m	Bed 2	4.1m x 2.6m

APARTMENT 21

Living/Kitchen/Dining	5.9m x 5.8m	Bed 1	3.1m x 4.6m
Bathroom	1.9m x 2.4m	Bed 1 En-suite	2.5m x 1.8m
Store	0.9m x 2.1m	Bed 2	2.6m x 4.6m

APARTMENT 22

Living/Dining	3.1m x 5.6m	Kitchen	3.5m x 1.5m
Bathroom	1.65m x 2.6m	Bed 1	2.6m x 4.4m
Store	1.5m x 1.3m	Bed 1 Dressing	1.6m x 1.9m
		Bed 2	2.6m x 3.7m

APARTMENT 23

Living/Kitchen/Dining	7.5m x 5.3m	Bed 1	3.2m x 4.7m
Bathroom	2.3m x 2.1m	Bed 1 Dressing	2.0m x 1.6m
Store	0.9m x 1.9m	Bed 1 En-suite	2.0m x 1.5m
		Bed 2	3.2m x 3.2m

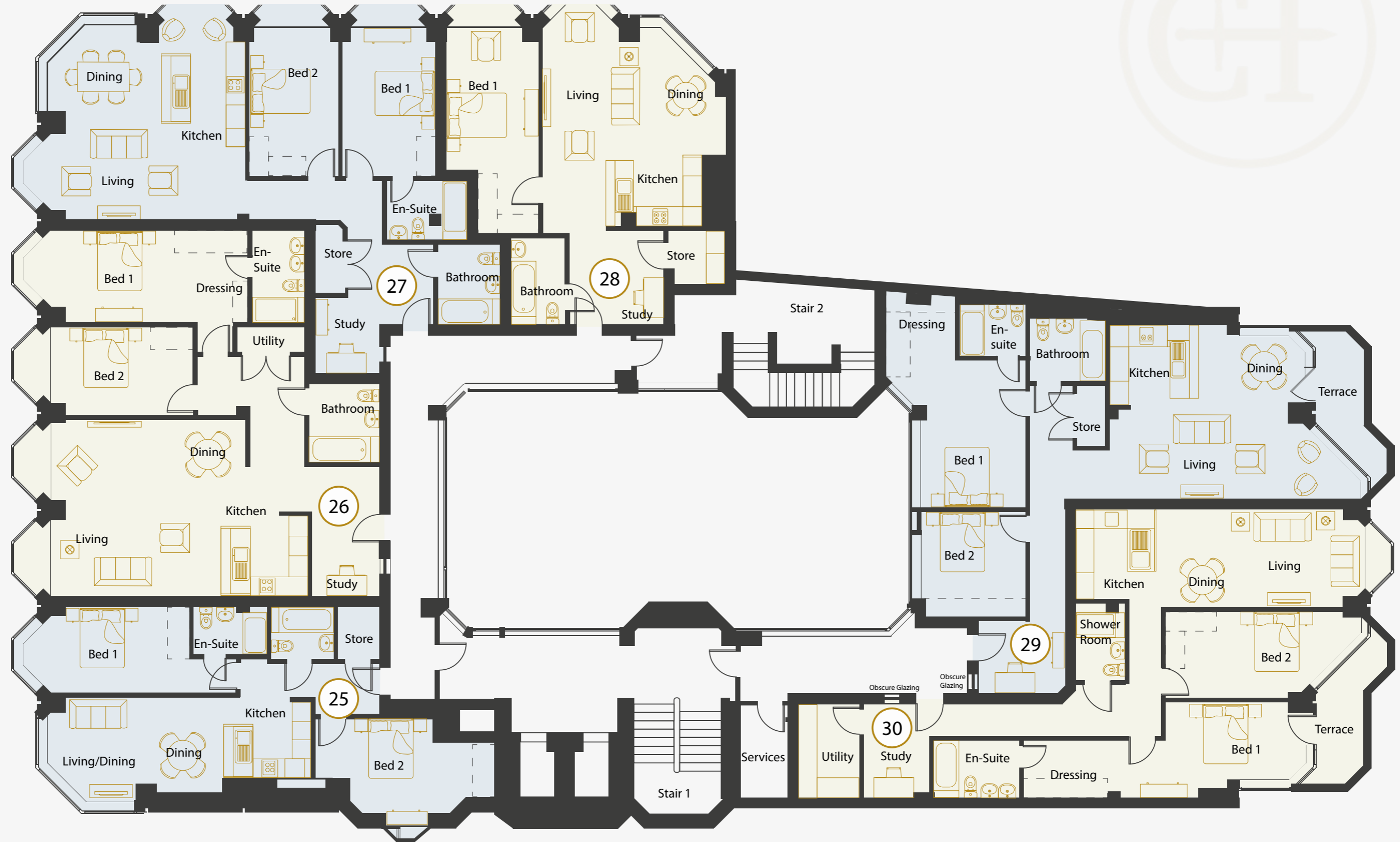
APARTMENT 24

Living/Kitchen	8.6m x 3.0m	Bed 1	5.6m x 3.0m
Dining	2.7m x 2.6m	Bed 1 Dressing	2.6m x 1.8m
Shower Room	1.47m x 2.1m	Bed 1 En-suite	2.6m x 1.8m
Utility	1.5m x 2.8m	Bed 2	5.6m x 2.6m



Third Floor

6 apartments





Third Floor - DIMENSIONS

APARTMENT 25

Living/Kitchen/Dining	8.0m x 3.2m	Bed 1	5.1m x 2.7m
Bathroom	1.95m x 1.6m	Bed 1 En-suite	2.3m x 1.5m
Store	1.2m x 1.6m	Bed 2	5.5m x 3.4m

APARTMENT 26

Living/Kitchen/Dining	8.0m x 5.27m	Bed 1	6.9m x 2.7m
Bathroom	1.7m x 2.4m	Bed 1 En-suite	1.6m x 2.8m
Store	2.1m x 0.75m	Bed 2	2.8m x 4.6m

APARTMENT 27

Living/Kitchen/Dining	5.97m x 6.7m	Bed 1	2.9m x 4.6m
Bathroom	1.9m x 2.4m	Bed 1 En-suite	2.5m x 1.8m
Store	2.1m x 0.9m	Bed 2	2.75m x 4.6m

APARTMENT 28

Living/Dining/Kitchen	5.5m x 7.3m	Bed 1	2.8m x 6.5m
Bathroom	2.6m x 1.6m	Study	1.8m x 1.6m
Store	1.2m x 1.6m		

APARTMENT 29

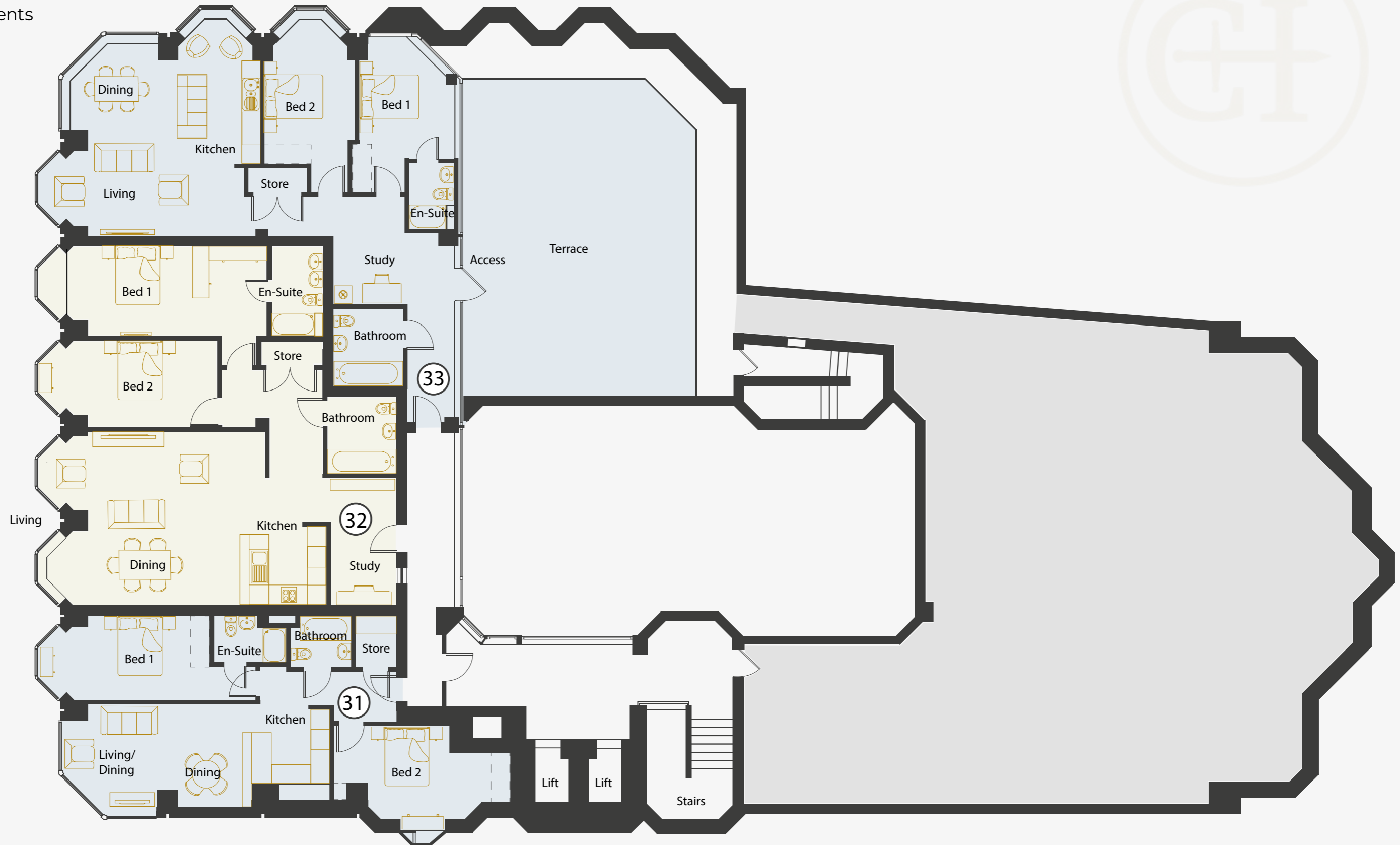
Living/Kitchen/Dining	7.7m x 5.3m	Bed 1	3.2m x 4.7m
Store	1.2m x 1.6m	Bed 1 Dressing	2.0m x 1.5m
Bathroom	2.3m x 2.1m	Bed 1 En-suite	2.0m x 1.5m
Store	0.8m x 1.9m	Bed 2	3.2m x 3.2m
Study	2.6m x 2.1m	Terrace	1.4m (max)x 4.0m (approx.)

APARTMENT 30

Living/Kitchen/Dining	9.6m x 3.1m	Bed 1	5.6m (max) x 2.8m (max)
Shower Room	1.45m x 2.3m	Bed 1 En-suite	2.6m x 1.8m
Utility	1.5m x 2.9m	Bed 1 Dressing	2.6m x 1.8m
Terrace	1.4m (max)x 4.0m (approx.)	Bed 2	5.8m x 2.6m
		Study	2.4m x 1.8m

Fourth Floor

3 apartments



Fourth Floor- DIMENSIONS

APARTMENT 31

Living/Kitchen/Dining	8.1m x 3.2m	Bed 1	5.1m x 2.7m
Bathroom	1.9m x 1.6m	Bed 1 En-suite	2.27m x 1.45m
Store	1.2m x 1.6m	Bed 2	5.5m x 3.2m

APARTMENT 32

Living/Kitchen/Dining	8.8m (max) x 5.2m	Bed 1	6.7m x 2.8m
Bathroom	2.4m x 2.5m	En-suite	1.6m x 2.8m
Store	1.9m x 0.78m	Bed 2	5.2m x 2.7m

APARTMENT 33

Living/Kitchen/Dining	6.7m (max) x 6.1m (max)	Bed 1	3.0m x 4.8m
Bathroom	1.8m x 2.2m	Bed 1 En-suite	1.47m x 1.7m
Store	1.8m x 0.72m	Bed 2	2.7m x 4.7m
Terrace	7.3m x 9.9m	Study	2.3m x 2.1m



Almost 70% of our homes are purchased before construction is complete.



Many of our homes are purchased before construction is complete and there are multiple benefits of doing this.

You will be the first owners of a brand new property and there is no chain of buyers and sellers to delay your purchase so once your new home is built, you can move in.



Step 1 - Select plot

Review the floor plans, brochure and specification and choose your preferred plot.



Step 2 - Pay reservation fee

Once you have found your perfect Blueoak home, we will ask for a reservation fee to secure it until the exchange of contracts deadline.



Step 3 - Appoint solicitor

Appoint a solicitor or conveyancer to deal with the legal side of your purchase. Make them aware of the exchange of contracts deadline and give them a copy of your reservation form containing the full purchase details of your new Blueoak home.



Step 4 - Exchange contracts

At this point, you will be ready to exchange contracts and pay the deposit whereby both parties are committed to the sale.



Step 5 - Moving day

We will arrange your full handover with our sales representative and you will receive your keys to your new Blueoak home.

It's not just welcome home. It's welcome to a world of possibilities.



A Blueoak home is quite simply unlike any other. Our commitment to building healthy homes for the future means every one of our schemes is purposefully and carefully conceived to maximise fresh air, natural daylight and space.

We are truly proud to create beautiful spaces where people can live not just happily but healthily too. Our developments can only be found in the most desirable locations in the North West. Whether it's a tranquil village, vibrant city centre or somewhere in between, our clients always know that they can expect a superior look, finish, specification and location from a Blueoak scheme – and our eco-conscious approach to construction offers peace of mind too.

As a team, we truly believe that buying a home should be a special experience which is why we will guide you through the entire process. From your very first enquiry, we will be there every step of the way.

Questions?

Contact our friendly sales team

Call: 01244 310 050

Email: sales@blueoakestates.co.uk

Find out more via our website:



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STORYHOUSE

About Blueoak Estates



Heritage Court



The Sail



Chapel Place



Alexander House



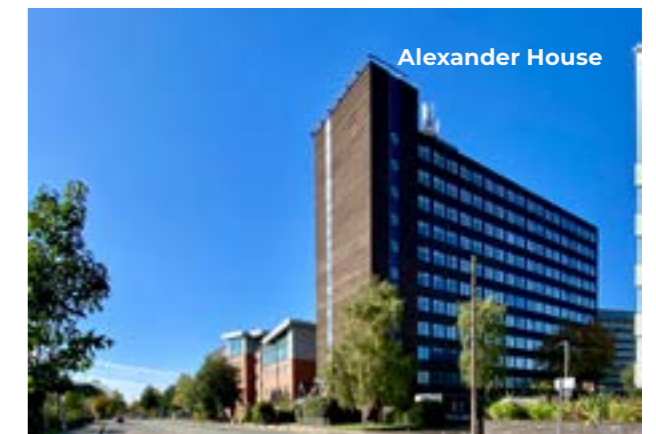
Crossford Court



Concord House



Christleton Hall



Alexander House

For more information about
this unique development

Visit blueoakestates.co.uk

Call 01244 310050

Email sales@blueoakestates.co.uk

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Blueoak Estates, 20 Grosvenor Street, Chester, CH1 2DD

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Designed by Holly Palmer Photography

