

# DRAFT DETAILS

Constables  
SALES & LETTINGS



## 5 New Hall Manor Chester High

£185,000



- Impressive First Floor Apartment
- Exclusive Gated Development Set in Approximately Seven Acres
- Three Bedrooms
- Two Bathrooms
- Spacious Lounge
- Well-Appointed Kitchen
- Allocated Parking & Visitor Parking
- Communal Gardens and Grounds
- Sought After Location
- No Onward Chain

An exceptional first-floor apartment, forming part of an exquisitely restored and sympathetically extended country residence, gracefully positioned within approximately seven acres of meticulously manicured lawns, rolling fields and enchanting woodland.

This prestigious development is accessed via a private, tree-lined driveway and secured by impressive electric gates, offering both privacy and grandeur from the moment you arrive. The estate comprises an exclusive collection of elegant apartments and charming mews-style townhouses.

Flooded with natural light, this expansive apartment has been finished to an excellent standard throughout. The beautifully versatile accommodation includes an inviting entrance hallway with telephone intercom, from which double doors open into a generously proportioned lounge designed for refined relaxation. The contemporary kitchen-dining room is equally impressive, boasting high-quality integrated appliances and ample space for entertaining.

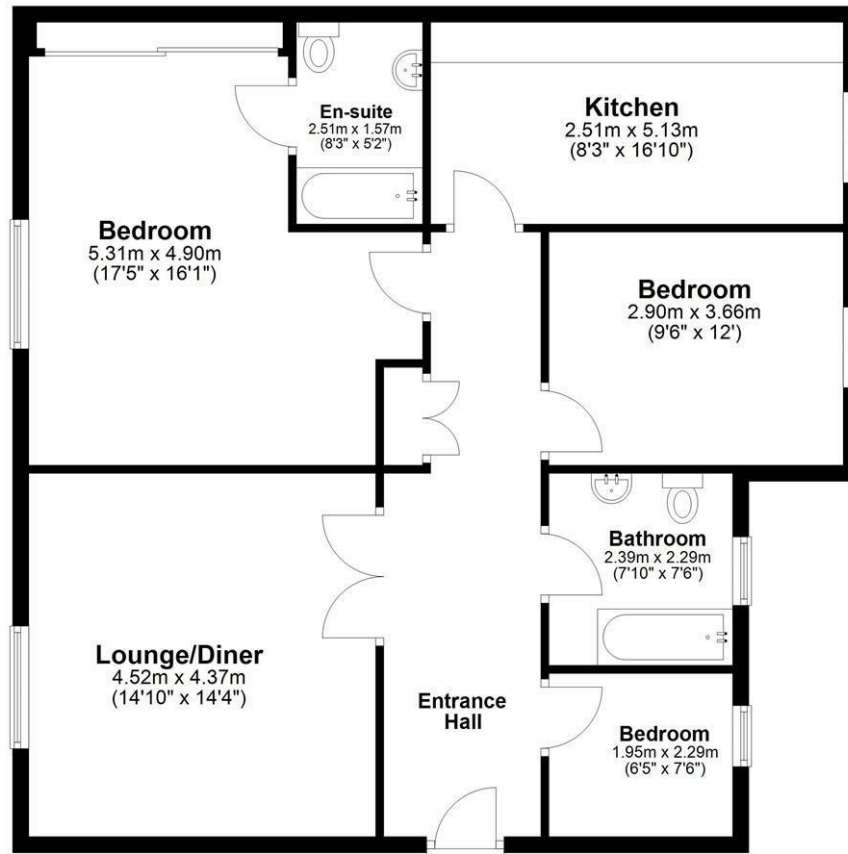
There are three well-appointed bedrooms, including a luxurious master suite complete with built-in wardrobes and a stylish en-suite shower room. A separate modern bathroom serves the remaining rooms.

Externally, the property benefits from an allocated parking space, ample visitor parking, and access to the stunning communal grounds that are exclusively reserved for residents' enjoyment.

Situated within a highly sought-after private estate just off Chester High Road (A540), the location offers the perfect blend of tranquillity and convenience. The vibrant towns of Heswall and Neston—with their excellent selection of boutiques, restaurants, bars and cafés—are only a short distance away. The M53 motorway is also easily accessible, providing swift links to the major commercial centres across the region.

This outstanding property is offered for sale with no onward chain, presenting a rare opportunity to acquire a home of exceptional quality in an unrivalled setting.

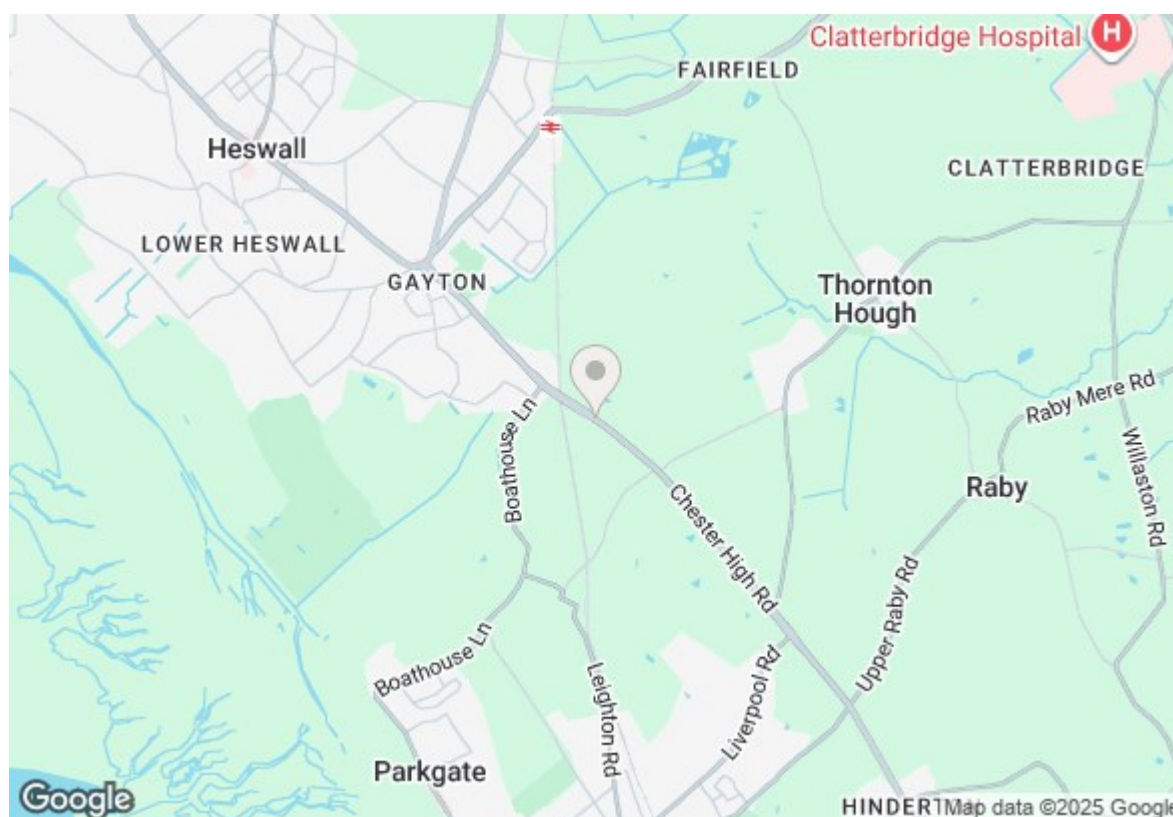
**Ground Floor**  
Approx. 96.7 sq. metres (1040.8 sq. feet)



Total area: approx. 96.7 sq. metres (1040.8 sq. feet)  
**5 New Hall Manor, NESTON**

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Lease Information**

**Term: 125 Years from 1st September 2003.**

**Ground Rent: £200 per annum.**

**Service Charge: £300.66 and per month.**

**Entrance Hallway****Lounge**

**14'9" x 14'4"**

**Kitchen-Diner**

**8'2" x 16'9"**

**Bedroom One**

**17'5" x 16'0"**

**En-Suite**

**8'2" x 5'1"**

**Bedroom Two**

**9'6" x 12'0"**

**Bedroom Three**

**6'4" x 7'6"**

**Bathroom**

**7'10" x 7'6"**











