



## Kingsway, Chester, CH2 2FF

Welcome to Kingswood, an exceptional retirement living community designed exclusively for the over 55's. Situated in the convenient suburb of Newton Chester, this modern apartment offers the perfect comfort, independence, and community. The apartment is situated on the ground floor overlooking the communal gardens. It boasts TWO bedrooms with a spacious modern wet room, a lounge/diner with modern kitchen and utility/cupboard area for your own washing machine. The Development has several communal facilities including; Bistro: A delightful spot to socialise and enjoy meals with friends and family. Communal Lounge: An inviting space for relaxation and community activities. Hair Salon: On-site hair care services. Guest Suite: Accommodate visiting family and friends. Landscaped Gardens: Beautiful outdoor spaces perfect for a leisurely stroll or simply enjoying nature. There is a dedicated 24/7 care team to hand for your peace of mind. The retirement Development has an age criteria which stipulates residents need to be over the age of 55 and should you own a property or have equity in excess of £125,000 you would look to proceed with Leaseholder availability and would not meet the criteria for renting. Additional fee of £56.99 a week rent for the rent remaining share, £191.73 weekly for the service charges .

**Two Bedroom Apartment**

**Ground Floor**

**Patio Area**

**Direct Access To Gardens**

**Utility Bills Included In Service Charges**

**Over 55's**

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## Main Page

A wonderful opportunity to purchase a ground floor, two bedroom apartment with a 50% share. The property benefits of lounge, modern kitchen, French doors leading to a patio area and communal gardens, modern wet room and storage cupboards. The Development has several communal facilities including an on-site bistro ( currently awaiting new provider), hairdressers, activities suite, residents lounge and a Scheme Management Team, pamper and assisted bathrooms for support of the Residents and a guest suite for visiting guests. The retirement Development has an age criteria which stipulates residents need to be over the age of 55 and should you own a property or have equity in excess of £125,000 you would look to proceed with Leaseholder availability and would not meet the criteria for renting. Additional fee of £56.99 a week rent for the rent remaining share, £191.73 weekly for the service charges .

## Lounge 14' 9" x 11' 6" (4.5m x 3.5m)

Based on the ground floor, electric wall heater door leading to a patio area and the shared gardens

## Kitchen 11' 2" x 9' 2" (3.4m x 2.8m)

A fully fitted modern kitchen, with electric oven, hob integrated dishwasher and fridge/ freezer.

## Bedroom One 15' 1" x 9' 2" (4.6m x 2.8m)

Naturally bright room, with wall heater and door access to the wet room.

## Bedroom Two 10' 2" x 7' 3" (3.1m x 2.2m)

## Wet Room 8' 10" x 8' 6" (2.7m x 2.6m)

Modern wet room, fully tiled walls, door access from both the hall and bedroom one.

## Hallway

Spacious hall, with storage cupboards, and cupboard housing washing machine.

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

















