



FOR SALE

Offers in the region of £105,000

4 Abbot's Wood, Chester, CH2 2FE

*** 75% Shared Ownership ***

A well presented and smartly designed one-bedroom Ground floor apartment situated within a modern and highly regarded retirement complex, benefitting from a dedicated entrance and offering views over the communal gardens, located within easy reach of all amenities on the edge Chester.





- **75% Shared Ownership**
- **One Bedroom Ground Floor**
- **Communal Facilities**
- **Master Bedroom with En-suite**
- **Well Presented and Designed**
- **Popular Retirement Development**

DESCRIPTION

Halls are delighted with instructions to offer 4 Abbot's Wood, in Chester, for sale by private treaty.

4 Abbot's Wood is a well presented and smartly designed one-bedroom ground floor apartment situated within a modern and highly regarded retirement complex, benefitting from a dedicated entrance and offering views over the communal gardens, located within easy reach of all amenities on the edge of Chester.

Internally, the property is provides thoughtfully designed living accommodation which, at present, comprises an Entrance Hall, Living/Dining Room, Kitchen, Master Bedroom, Jack and Jill family bathroom, together with a number of storage cupboards.

The Abbot's Wood development provides a number of excellent communal features including a fully furnished Residents Lounge, a Guest Suite, a House Manager, mobility scooter room and charging point, Laundry Room, a bistro, hairdressers and beauty salon, hobby and craft rooms, a range of organised social activities and meticulously maintained communal Gardens.

The sale of 4 Abbot's Wood does, therefore, provide an excellent opportunity for purchasers to acquire a well presented and attractively positioned one-bedroom first-floor apartment situated within this well-regarded retirement complex, located on the edge of Chester.

SITUATION

4 Abbot's Wood is situated within a popular development not far from the centre Chester, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. Chester city centre is approximately a 10-minute walk away. Northgate Arena offers leisure facilities such as swimming and fitness classes. The Forum shopping centre is also close to Abbot's Wood, as is a local supermarket.

THE ACCOMMODATION COMPRISES

Entrance Hall:

Living/Dining Room: 4.43m x 4.35m

Kitchen: 2.75m x 2.19m

Bedroom: 4.35m x 3.43m

Bathroom:



1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



N. B.

Please note all prospective purchasers of Abbot's Wood residential retirement apartments must be a minimum of 55 years old.

SERVICE CHARGE

There is a Service Charge of circa £104 per week, which covers the Management Services of £20.81 per week, service charge of £71.37 per week and leaseholder charge of £11.36 per week. No ground rent applicable.

CAR PARKING SPACE

On-site parking is available through permits obtainable from the management company, Your Housing Group (subject to availability and conditions).

SHARED OWNERSHIP

The property is offered for sale on the Shared Ownership scheme which enables purchasers to own a 75% share of the property.

TENURE

The property is said to be of leasehold tenure with an original term of 125 years being granted in September 2012, thus, around 111 years remain unexpired.

SERVICES

The property benefits from mains water, electricity, and drainage services, and is fitted with a 24-hour emergency call system. Underfloor heating is installed throughout all rooms and the hallway, with individual thermostatic controls. Hot water is supplied via an electric Pulsacoil mains-pressure system. Both the heating and hot water systems are connected to an off-peak Economy tariff supply.

LOCAL AUTHORITY

Cheshire West and Chester Council, The Portal, Wellington Road, Ellesmere Port, CH65 0BA 0300 123 7022

COUNCIL TAX

The property is in Band ' B ' on the Cheshire West and Chester Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

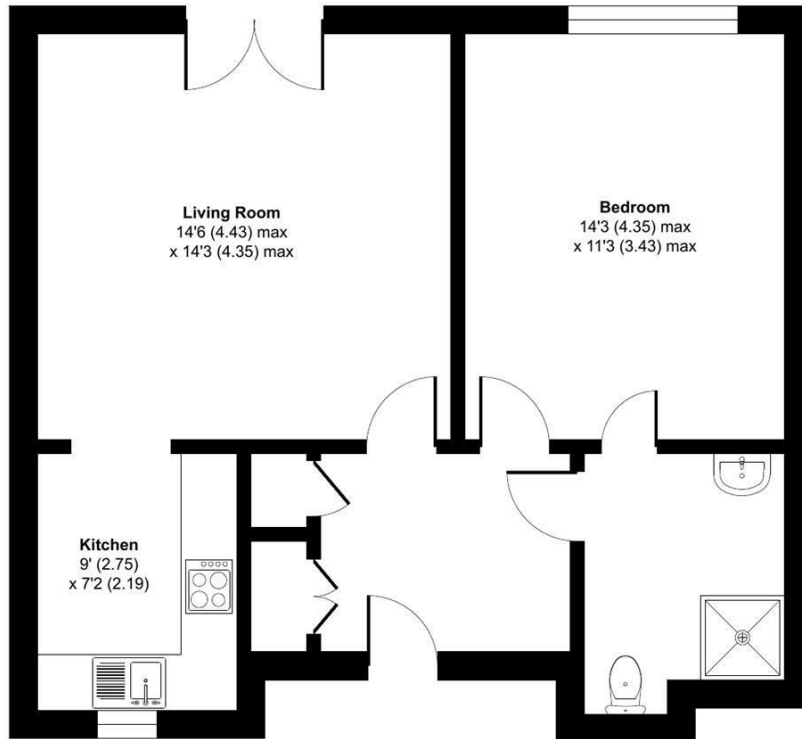
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

FOR SALE

4 Abbot's Wood, Chester, CH2 2FE

Approximate Area = 596 sq ft / 55.3 sq m
For identification only - Not to scale



GROUND FLOOR

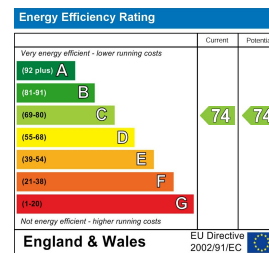


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1482812

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.