



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		84	84
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

Pollard House The Wyldewoods

Hathaway Lane, Great Boughton, Chester, CH3 5FA

NEW
£345,000

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.

Welcome to this beautifully presented two-bedroom ground floor apartment, thoughtfully designed for comfort, style, and ease of living; a haven for those seeking a peaceful and secure living environment. The apartment features an open-plan kitchen and lounge area with doors on to a walkout patio. The fully fitted kitchen, with high end appliances, includes a full-size dishwasher, induction hob and microwave complemented by elegant composite stone worktops. There are two good size bedrooms, with en-suite shower from the master bedroom. Flooring is provided in the way of carpets to the bedrooms and Amtico to the hallway and lounge.

Residents of this vibrant retirement community enjoy access to inviting communal spaces, encouraging social connection and a rich calendar of activities and events. 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



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 WYLDEWOODS



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

WELCOME TO YOUR OWN SANCTUARY



Each of the 155 apartments are set in a series of distinct villas surrounded by landscaped greenery that spills verdant touches into every corner.

- * Cleverly designed apartments with changing needs and requirements in mind.
- * High specification.
- * Light and bright living spaces.

LIVE LONG THRIVE



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.

WELLBEING AND SUPPORT



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?



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.

EVERYTHING YOU NEED, TAKEN CARE OF



- * Cafe
- * Bar and restaurant
- * Gardens and open spaces
- * Wellness suite
- * Fitness studio and gym
- * Landscaped green spaces
- * Community room
- * On site shop
- * Easy access to the city centre
- * Pets more than welcome

PEACE OF MIND

- * All properties have a Tunstall emergency call system managed by an on site team 24/7.
- * 999 year lease.
- * Lifts to apartment floors.

SPECIFICATION

KITCHENS

- * Contemporary fitted kitchens with integrated appliances.
- * Composite stone work surfaces and coordinating upstand and splashback.
- * Soft close drawers and doors with easy access corner unit storage.
- * Under mounted stainless steel sink with mixer tap.
- * Base pull out corner shelves.
- * Neff induction four ring hob.
- * Neff stainless steel oven with slide and hide door.
- * Neff stainless steel microwave.
- * Zanussi integrated fridge/freezer.
- * AEG integrated dishwasher with comfort lift functionality.
- * Neff washer/dryer in utility.
- * Integrated bins for recycling and waste.
- * Premium cutlery tray.

BATHROOMS, SHOWER ROOMS & EN-SUITES

- * Composite stone vanity top.
- * Bathroom cabinet.
- * Trespa timber effect bath panel.
- * White bath with embossed anti-slip base and hinged bath screen.
- * Chrome brassware - mixer tap, shower head, handset, hose, bath filler, and shower thermostatic valve.
- * Slip resistant flooring to shower.
- * Chrome heated towel rails.
- * Energy efficient LED downlights.
- * Mechanical extract ventilation.

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.

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.

AGENT'S NOTES

- * Type B From £345,000 (other charges apply * T&C's apply. See the website 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 £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. 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.

Viewing Chester Office

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW