

Flat 43, Bowling Green Court Brook Street, Chester, CH1 3DP

WC
8'5" x 4'11"
2.57 x 1.52 m

Bathroom
13'2" x 5'5"
4.03 x 1.67 m

Living Room/Dining Area
14'11" x 16'1"
4.57 x 4.91 m

Kitchen
17'5" x 8'0"
5.31 x 2.45 m

Bedroom 1
12'6" x 12'10"
3.81 x 3.92 m

Bedroom 2
11'3" x 15'11"
3.44 x 4.87 m

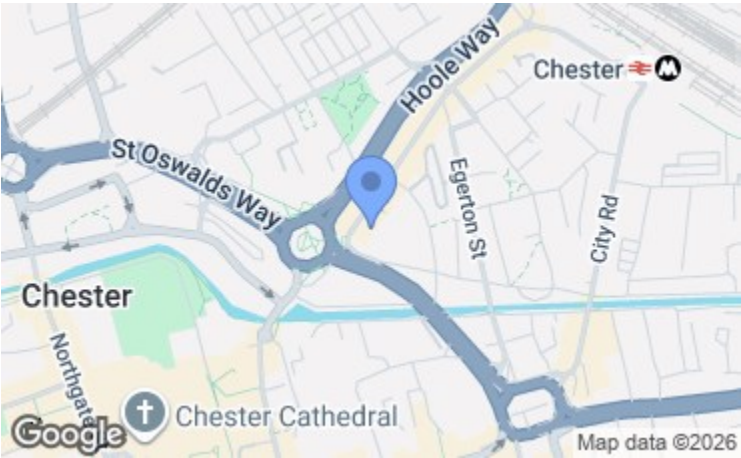
Hallway
8'8" x 9'10"
2.65 x 3.02 m

Approximate total area⁽¹⁾
958 ft²
88.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.

Cavendish

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Flat 43, Bowling Green Court Brook Street
Chester,
CH1 3DP

Price
£225,000

* RETIREMENT DEVELOPMENT FOR RESIDENTS AGED 60 YEARS AND OVER * WITH VIEWS OVER THE COMMUNAL GARDEN. A beautifully presented two bedroom third floor apartment forming part of the prestigious Bowling Green Court development along Brook Street which is ideally situated within close proximity to local shops, the bus interchange, Chester railway station and city centre. The apartment is beautifully presented throughout and briefly comprises reception hallway with useful built-in storage cupboard, large living room/dining area with French doors and Juliet style balcony overlooking the communal garden, fitted kitchen with integrated appliances and space for small breakfast table and chairs, bedroom one with fitted bedroom furniture and en-suite WC, bedroom 2, which is also generous in size with two built-in wardrobes, and a large bathroom with bath and separate wet shower. The property benefits from double glazed windows and gas fired central heating. There is also a resident's lounge with dining area, bistro, manager/duty warden available 24hrs a day, pull cord emergency alarm system, a resident's carpark, and communal maintained gardens. Bowling Green Court comprises 49 apartments surrounding the St Werburgh's parish centre bowling green.

LOCATION

The property is situated on the third floor and forms part of an exclusive courtyard style development with communal areas. Vehicular access is from Brook Street via a secure gate, whilst pedestrian access is via sliding glass double doors and a secure intercom entry system. There is both lift and staircase access to the upper floors. The development is set within delightful landscaped gardens and is located adjacent to St. Werburgh's Parish Centre and Bowling Club. There is a good range of shops in the immediate vicinity for everyday needs, and the property is situated close to the City centre, with its wide variety of shops and restaurants, pubs and clubs. The railway station and bus interchange are within walking distance and there is easy access is available to the motorways and A55 North Wales expressway.

BOWLING GREEN COURT



Bowling Green Court offers older people the opportunity to retain their independence and improve their quality of life. There are spacious and beautifully decorated communal areas which include a lounge and dining room. The restaurant offers a waitress served three course meal for owners at lunch time, for a modest cost. There are more staff than are generally found in sheltered housing. A manager and team of duty managers work in shifts and someone is always present, 24 hours a day, 7 days a week. Among many other items, the monthly service charge covers the cost of external maintenance and the upkeep of the grounds as well as 1 ½ hours of domestic assistance each week. The owners of the apartments at Bowling Green Court constitute their own management company of which they hold one share each - they are the only shareholders. They elect their own board of directors and employ the manager and the staff. Bowling Green Court opened in 2002 and comprises 49 spacious apartments. It derives its name from the Bowling Green that it surrounds, which is one of the oldest in the country.

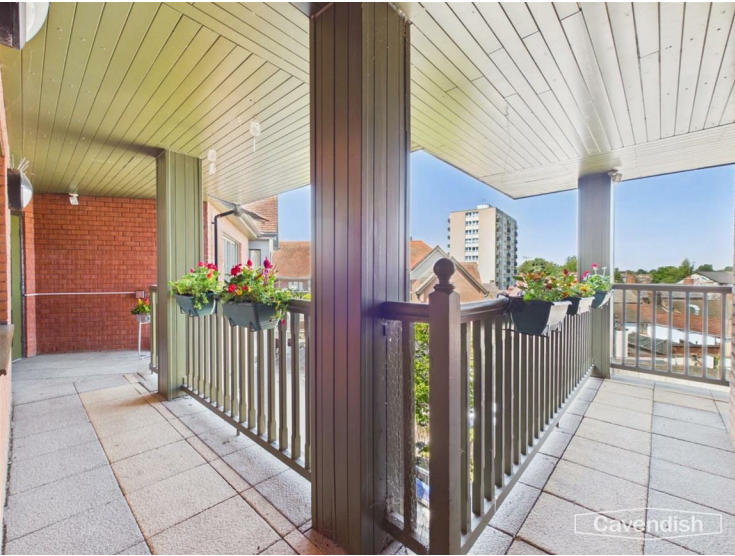
THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE HALL



Communal entrance hall with secure entrance door and Manager/Duty Warden's office.

WALKWAY



Third Floor: Covered walkway leading to Apartment 43. External electricity meter cupboard.

Wooden panelled entrance door with glazed insert, letter box and security peephole to the entrance hall.

OUTSIDE



The development is set within delightful landscaped gardens and is located adjacent to the St Werburgh's Parish Centre and Bowling Club. Free car-parking is provided in Bowling Green Court, subject to availability and there are spaces for charging scooters.

SCOOTER CHARGING

Under cover scooter charging area.

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway until reaching the Fountains roundabout. Proceed straight across, passing the Northgate Arena on the left and at the next roundabout take the first exit along Hoole Way. At the traffic lights, turn right and then right again into Brook Street. Bowling Green Court will then be found towards the end of the road on the left hand side adjacent to St. Werburgh's Parish Centre.

TENURE

- * Tenure - leasehold for 125 years from 1st August 2002.
- * Service charge - the current service charge is £708 per month which covers the operating costs, including building maintenance and upkeep of the grounds as well as weekly cleaning of the apartments and a handyman service. (1st April 2026 to 31st March 2027).
- * Operator: The owners' management company: Bowling Green Court (Chester) Ltd. We are advised this is a not for profit organisation.
- * Freeholder: Retirement Security Ltd.

BOWLING GREEN COURT

- * There are varied activities and clubs which happen in Bowling Green Court from coffee mornings to films to whist or craft groups, there's something on every day if people wish to join in.
- * Owners of apartments at Bowling Green Court are eligible for membership of St Werburgh's Parish Centre which has snooker tables, pool, darts, crown green bowls, and a well-stocked (and pleasingly priced!) bar.

VENDORS COMMENT

"The supplementary in-house care packages available at Bowling Green Court were a godsend for my Mum when she needed them and saved her from having to go into a care home which she was dreading. Her carers were genuinely loving and kind, managing all her medication and other needs with the greatest respect and professionalism. Mum was so happy with how they looked after and befriended her when she became infirm and needed progressively more comprehensive care and attention which Bowling Green Court excels at providing."

COUNCIL TAX

- * Council Tax Band D - Cheshire West and Chester.

AGENT'S NOTES

- * Services - mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * The apartment benefits form an emergency pull cord system enabling owners to speak to the manager on duty at any time of day or night. The emergency system also includes a wearable emergency button if desired.
- * There is also a Resident's Lounge, Dining Room, and Bistro. Ironing and laundry services are available.
- * There is a 'guest suite' available (subject to a charge).
- * Residents must be aged 60 or over.

WHAT'S INCLUDED

- * Duty manager on site 24hrs a day
- * Daily checks that residents are safe and well
- * Emergency call system
- * Building maintenance
- * Building insurance
- * Security and fire safety installations
- * Catering service
- * Upkeep of communal areas
- * External redecoration
- * Garden maintenance
- * Laundry service
- * Window cleaning
- * Apartment cleaning
- * Handyman
- * Car parking
- * External and emergency lighting
- * Electrical and lift installations and equipment safety testing
- * Social events
- * In-house care packages (at cost) available when needed.

TRANSFER PREMIUM

There is a transfer premium payment at different lengths of ownership. Period up to 1 year 1%, 1-2 years 2%, 2 years or more 3% based on the sale price.

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a 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 - REFERRALS

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

By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW

BISTRO



Located on the ground floor.

UPPER LOUNGE



Residents lounge which leads through into the dining room and with steps leading down to the lower lounge.

DINING ROOM

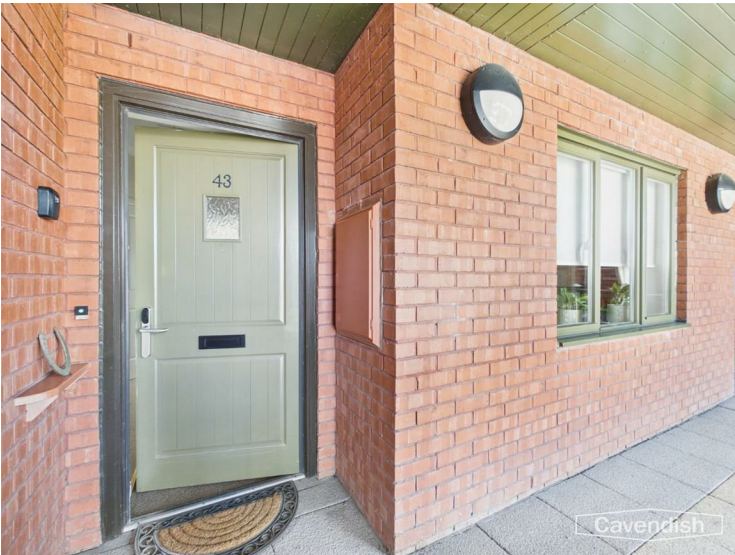


Resident's dining room.

LOWER LOUNGE



Communal television and access to two WCs.



RECEPTION HALLWAY



Wooden panelled entrance door with glazed insert, peephole and letterbox with fob entry. Coved ceiling, ceiling light point, mains connected smoke alarm, access to loft space, digital thermostatic heating controls, radiator, and emergency pull cord alarm system. Doors to the living room/dining area, bedroom one, bedroom two, bathroom and storage cupboard.

BUILT-IN STORAGE CUPBOARD

1.12m x 0.81m (3'8" x 2'8")

Fitted shelf and hanging for coats, ceiling light point, and electrical consumer unit.

LIVING ROOM

4.93m x 4.65m (16'2" x 15'3")



Decorative fireplace with composite marble inset and hearth housing an electric coal-effect fire, coved ceiling, two wall light points, recessed LED ceiling spotlights and dimmer switch controls, emergency pull cord, radiator, double opening double glazed French doors with full height windows at each side, and Juliet style balcony overlooking the communal gardens.



KITCHEN

5.31m x 2.44m (175" x 8')



Fitted with a comprehensive range of shaker style units incorporating drawers and cupboards with laminated wood effect worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring Electrolux electric ceramic hob with extractor above, and built-in Bosch electric fan assisted oven and grill. Integrated fridge/freezer, and built-in washer/dryer and Electrolux dishwasher. Concealed under-cupboard lighting, recessed LED ceiling spotlights, radiator, space for breakfast table and chairs, vinyl floor covering, wall cupboard housing a Worcester combination condensing gas fired central heating boiler, pull cord alarm, and double glazed window overlooking the communal gardens.

BEDROOM ONE

3.91m plus door recess x 3.81m (12'10" plus door recess x 12'6")



Fitted with a modern range of bedroom furniture incorporating a double wardrobe, tall boy with wardrobe and three drawer unit beneath, a dressing table with mirror and two downlights, and storage cupboards above. Coved ceiling, two ceiling light points, radiator, and double glazed window. Door to the en-suite WC.



EN-SUITE WC



Comprising: fitted worktop with semi-inset wash hand basin, mixer tap and storage beneath; and low level dual-flush WC with concealed cistern. Tiled splashback to worktop area, mirror fronted medicine cabinet, ceiling light point, wall mounted Dimplex electric heater, and wet flooring.

BEDROOM TWO

4.93m max x 3.45m (16'2" max x 11'4")



Double glazed window, radiator, coved ceiling, two ceiling light points, emergency pull cord, and two built-in wardrobes with hanging space and shelving.



BATHROOM



Large bathroom comprising: panelled bath with mixer tap; low level dual-flush WC; bidet; pedestal wash hand basin; and wet shower area with Grohe mixer shower, shower curtain and rail. Part-tiled walls, double glazed window with obscured glass, wet flooring, recessed LED ceiling spotlights, extractor, emergency pull cord, and built-in linen cupboard with slatted shelving.

