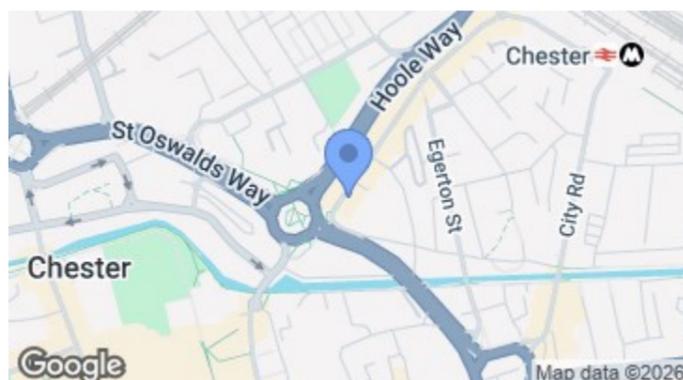


GROSS INTERNAL AREA
FLOOR 1: 965 sq ft
TOTAL: 965 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		78	78
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(21-39) D			
(12-39) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		81	81
	EU Directive 2002/91/EC		



47 Bowling Green Court
Brook Street, Chester,
CH1 3DP

Offers Over
£160,000

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.

* RETIREMENT DEVELOPMENT FOR RESIDENTS AGED 60 YEARS AND OVER. A two bedroom third floor apartment forming part of the prestigious Bowling Green Court development along Brook Street, which is ideally located within close proximity to local shops, the bus interchange, railway station and city centre. The apartment is appointed throughout to a high standard and briefly comprises: reception hallway with walk-in store room, living room/dining area, fitted kitchen with integrated appliances, bedroom one with walk-in wardrobe and en-suite wet shower room, bedroom two with built-in double wardrobe and door to interconnecting bathroom. The property benefits from double glazed windows and has gas fired central heating. There is a resident's lounge, manager/duty warden available 24hrs a day, a pull-cord emergency alarm system and communal maintained gardens. Bowling Green Court comprises 49 apartments surrounding the St Werburgh's parish centre bowling green. Viewing highly recommended.



LOCATION

The property is situated on the ground 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 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 1/2 hours of domestic assistance each week and for 1 hour devoted to the service of communal areas. The owners of the apartment at Bowling Green Court constitute their own management company. Each owner holds one share and they are the only shareholders. They are the employers of the staff and have their own board of directors. They employ Retirement Security Ltd as managing agents.



Bowling Green Court opened in 2002 and comprises of 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 47. External electricity meter cupboard.

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

ENTRANCE HALL

Coved ceiling with two ceiling light points and access to roof space, mains connected smoke alarm, radiator, and thermostatic heating controls. Double opening doors to the living room and doors to bedroom one, bedroom two, interconnecting bathroom and walk-in store room.

**WALK-IN STORE ROOM**

2.64m x 1.45m max (8'8" x 4'9" max)

Useful walk-in storage cupboard with light point, hanging for cloaks, shelf, electrical consumer board, telephone point, triple power point, and built-in linen cupboard with two slatted shelves.

LIVING ROOM/DINING AREA

5.51m x 4.06m (18'1" x 13'4")



Double glazed window enjoying views across the ring road towards the canal, coved ceiling with two ceiling light points, television, FM and satellite aerial points, two radiators with thermostats, telephone point, and decorative fireplace with electric coal-effect fire. Door to the kitchen.

KITCHEN

4.14m x 2.44m max (13'7" x 8' max)



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops and an oak worktop. Inset one and half bowl composite sink unit and drainer with chrome mixer tap. Fitted four-ring Electrolux ceramic hob with extractor above, built-in Electrolux electric fan assisted oven and grill. Integrated fridge/freezer and slimline dishwasher. Wall cupboard housing a Vaillant Eco Fit Pure gas fired central heating boiler. Recessed ceiling spotlights, central heating timer control, radiator, vinyl tile effect flooring, space for small breakfast table and chairs, and corner double glazed window with views across the ring road towards the canal.

BEDROOM ONE

4.04m x 2.97m (13'3" x 9'9")



Double glazed window, coved ceiling with two ceiling light points, TV aerial point, and radiator with thermostat. Door to en-suite wet shower room and double opening doors to a walk-in wardrobe.

WALK-IN WARDROBE

1.52m x 1.24m max (5' x 4'1" max)

Ceiling light point, hanging rail, and two fitted shelves.

EN-SUITE SHOWER ROOM

2.74m x 1.65m overall (9' x 5'5" overall)



Comprising: tiled wet shower area with Triton mixer shower and wet flooring; pedestal wash hand basin; and low level dual flush WC. Part-tiled walls, radiator with thermostat, recessed ceiling spotlights, extractor, mirror fronted medicine cabinet, and double glazed window with obscured glass.

BEDROOM TWO

3.58m max x 2.64m (11'9" max x 8'8")

Double glazed window, radiator with thermostat, coved ceiling, ceiling light point, and built-in double wardrobe with hanging rail and shelf. Door to interconnecting bathroom.

INTERCONNECTING BATHROOM

2.46m x 2.44m (8'1" x 8')



Modern white suite comprising: panelled bath with mixer tap; pedestal wash hand basin; and low level dual flush WC. Part-tiled walls, vinyl tile effect flooring, radiator with thermostat, recessed ceiling spotlights, extractor, mirror fronted medicine cabinet with two downlights.

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****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. The apartment is located on the ground floor.

TENURE

- * Tenure - understood to be leasehold for 125 years from 1st August 2002.
- * Service charge - the current service charge is £718.96 per month for 1st April 2024 to 31st March 2025.
- * Operator's: Owners management company and managing agent: Bowling Green Court (Chester) Ltd. We are advised this is a not for profit organisation.
- * Freeholder Retirement Security Ltd.

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 housekeeper 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 Games Room. Ironing and laundry facilities are available.
- * There is a 'guest suite' available (subject to a charge).

- * Residents must be aged 60 or over.
- * The gas meter is located in the kitchen.

WHAT'S INCLUDED

- * Duty manager on site 24hrs a day
- * Gardening costs
- * Daily checks that you are safe and well
- * Building maintenance
- * Building insurance
- * Redecoration/re-furnishing communal areas
- * Cleaning of all communal areas
- * Laundry room for owners to use
- * Window cleaning inside and outside
- * Apartment cleaning 1.5hrs per week
- * Managing agent's fees
- * Fund for future maintenance

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

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.

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.

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW