


# Asking Price £130,000 Leasehold

## 1 Bedroom, Apartment - Retirement

27, Cedar House Round Hill Meadow, Great Boughton, Chester, Cheshire, CH3 5XS

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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# Cedar House

Cedar Court is a beautiful development of 68 properties with a mixture of one- and two-bedroom retirement apartments and Bungalows and maisonettes. In the suburb of Great Boughton just 1 mile east of Chester's city centre. Chester is one of the oldest and most complete walled cities and considered one of the jewels in Britain's crown. The city is full of history with truly stunning architecture, great shops, parks and restaurants and home to the famous 1897 Eastgate Clock which forms part of the city walls.

Cedar Court is located directly across the road from two major supermarkets on Caldy Valley Road, and Christleton road is just a few hundred yards away with everything from grocery shops, hairdressers, banks and a doctor's surgery. Public transport is excellent with a bus stop right outside the property, UK rail links from the city centre and both Manchester and Liverpool John Lennon Airports close by.

Cedar Court benefits from beautifully maintained gardens with flower borders, specimen trees, water feature and areas to sit and enjoy the surroundings. Owners also have use of an off-road car park solely for the apartment owners and their visitors.

The Development Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Development Manager.

Cedar Court has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Development Manager during the day and 24 hours, 365 days a year by the Careline team. Secure door entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Cedar Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every Development and owner.

Cedar Court requires at least one apartment resident to be over the age of 60 with any second resident over the age of 60.







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# Property Overview

**ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT**

This one bedroom ground floor apartment, overlooking the courtyard gardens, is offered with vacant possession and no onward chain.

The living room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A large window provides lots of natural light.

The kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a 4-ring electric hob and a fridge/freezer.

The bedroom is a good-sized double with a built-in wardrobe. A window keeps this bedroom bright and airy.

The shower room offers a large walk-in shower with a handrail and fold down shower seat, a WC and wash basin with vanity unit beneath.

Perfectly complementing this apartment is a useful storage cupboard located in the hallway with sliding doors.

Call us today to book your viewing!





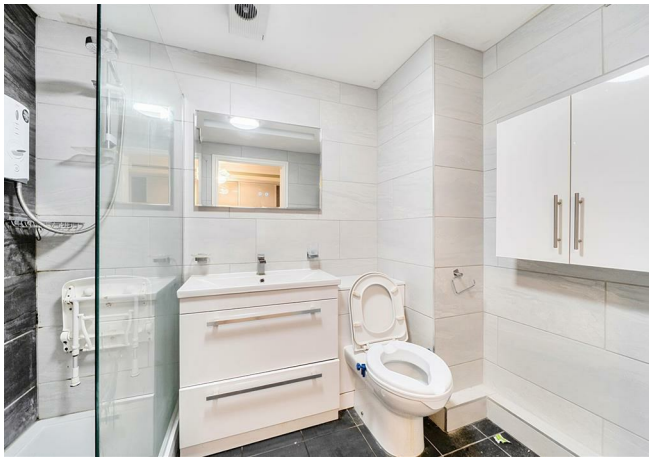


# Features

- One bedroom ground floor apartment
- Development Manager available 5 days a week
- Wonderful development located in Great Boughton
- Stunning Communal Gardens
- Fully fitted kitchen with integrated appliances
- Owners carpark
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







# Key Information

Service Charge (Year Ending 31st December 2026): £3,211.14 per annum.

Ground rent is not payable at this development.

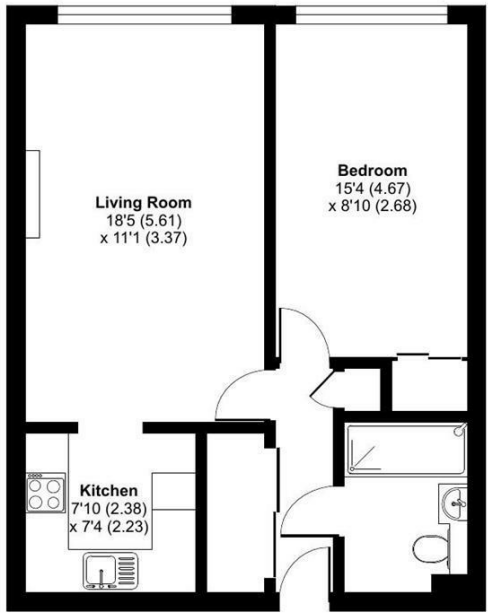
Council Tax Band B

125 year lease from 1990.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Development Manager.

Approximate Area = 532 sq ft / 49.4 sq m
For identification only - Not to scale




EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1538940

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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