



## 137 Glade House Hathaway Lane

Great Boughton, CH3 5EY

£345,000



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## Property Description

This beautifully appointed two bedroom, first floor apartment designed for comfort and ease of living is located at The Wyldewoods Retirement Village and has been finished to an exceptional standard throughout. The property offers a spacious open-plan kitchen and living area, with direct access to a private balcony. Designed with convenience in mind, the kitchen is fitted with composite stone worktops and features high quality integrated appliances including oven, microwave, induction hob, fridge-freezer, dishwasher and washer dryer.

There are two generously proportioned double bedrooms; the master benefitting from fitted wardrobes and en-suite wet room as well as a separate WC.

Set within beautifully landscaped gardens just outside historic Chester, The Wyldewoods is a contemporary retirement community offering stylish one and two-bedroom apartments finished to a high standard. Designed with independent living in mind, it provides the perfect balance of privacy, comfort, and community.

Residents benefit from excellent onsite facilities, including a welcoming clubhouse with a restaurant and bar, as well as a dedicated wellbeing space focused on gentle movement, relaxation, and social connection. A varied social calendar is available for those who wish to get involved, while a friendly onsite team is present 24/7 for added reassurance.

Ideally located within distance of Chester city centre, residents can enjoy riverside walks, historic attractions, and a wide range of shops, cafés, and restaurants. With great transport links, including

nearby bus routes, Park & Ride, and rail connections, The Wyldewoods offers convenient access to the wider North West. Combining modern, energy-efficient homes with a welcoming community and excellent location, it's an ideal place to enjoy later life at your own pace.

## Entrance Hall

16'0" x 10'9" (4.89m x 3.30m)

A welcoming entrance hallway featuring a ceiling light point and intercom system. Doors lead off to the utility room, separate WC, wet room, two bedrooms, store room and the open-plan kitchen/lounge/dining area.

## Utility Space

6'2" x 2'11" (1.90m x 0.89m)

A useful utility area offering convenient storage and practicality.

## W.C

7'1" x 4'9" (2.17m x 1.45m)

Fitted with a low-level WC, wash hand basin, and heated towel rail.

## Store room

4'2" x 2'11" (1.29m x 0.89m)

Convenient storage space.

## Open Plan Living Room/ Dining Space/ Kitchen

19'9" x 13'4" (6.04m x 4.08m )

A beautifully presented and spacious open plan living area designed for comfort and modern retirement living. The kitchen is fitted with a range of wall, drawer, and base units complemented by composite stone worktops over. Integrated appliances include a fridge freezer, microwave, oven, induction hob with extractor fan above, and dishwasher. The lounge and dining area benefits from two double panelled radiators, UPVC double glazed windows, and a UPVC double glazed door opening onto a private balcony seating area enjoying pleasant outlooks.

Tel: 01978 353000

### Principle Bedroom

12'1" x 12'0" (3.70m x 3.68m)

A well proportioned double bedroom featuring fitted wardrobes, a double panelled radiator, and UPVC double glazed windows allowing for natural light. A door provides direct access to the Ensuite wet room.

### En-Suite

2.25m x 2.00m A modern wet room comprising a walk in shower area, wash hand basin, low-level WC, and heated towel rail. Accessible from both the hallway and main bedroom for convenience.

### Bedroom Two

4.83m x 3.47m A comfortable double bedroom featuring a double panelled radiator and UPVC double glazed windows allowing for natural light.

### Balcony

9'4" x 8'9" (2.85m x 2.68m )

The property benefits from a private balcony accessed from the open-plan living area, providing an ideal space to sit and enjoy the outlook.

### Misrepresentation Act.

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

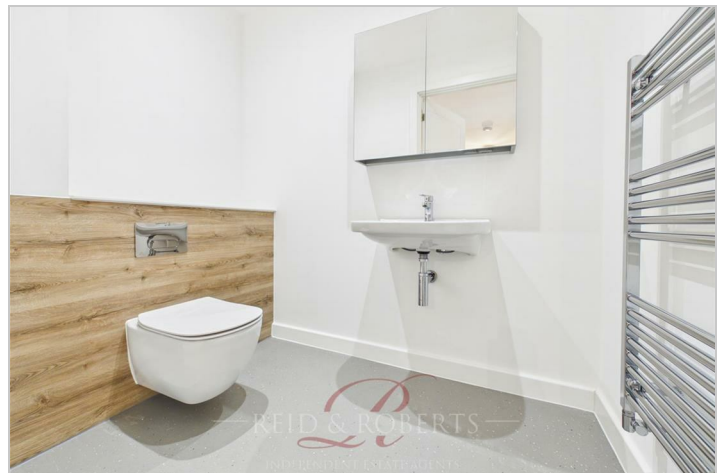
### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



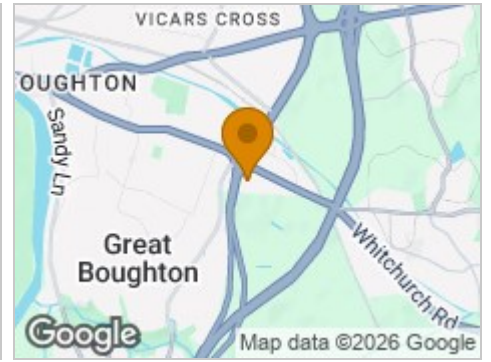
## Road Map



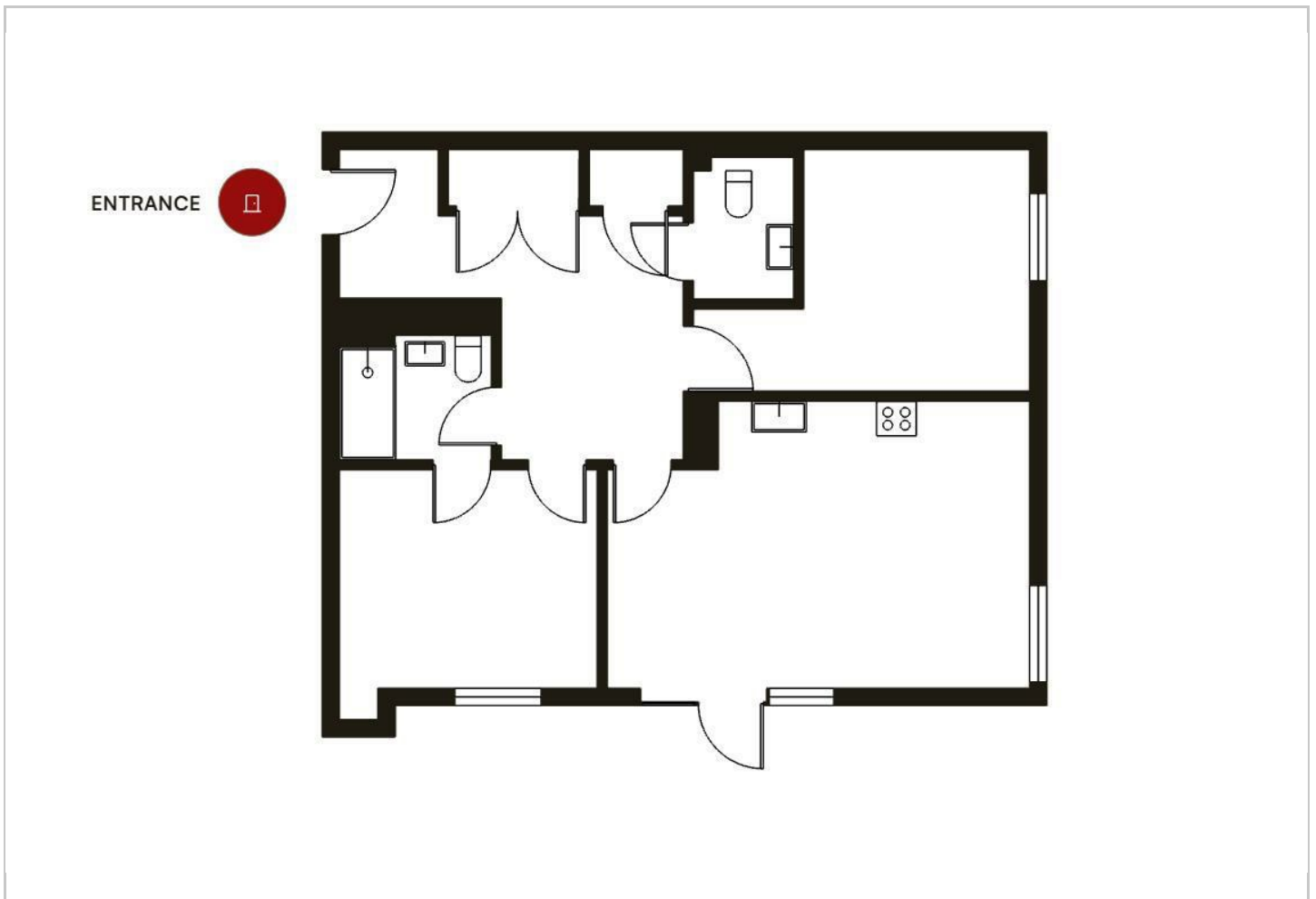
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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