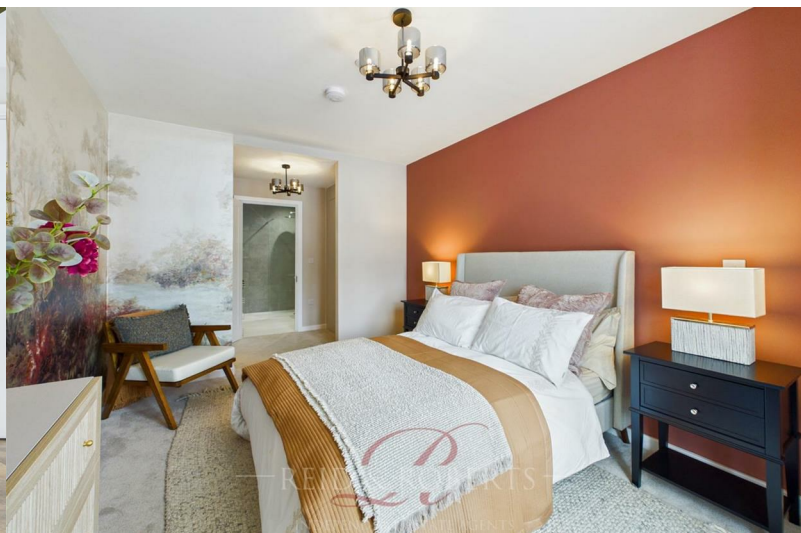




## 2 Coppice House Hathaway Lane

Great Boughton, Chester, CH3 5QD

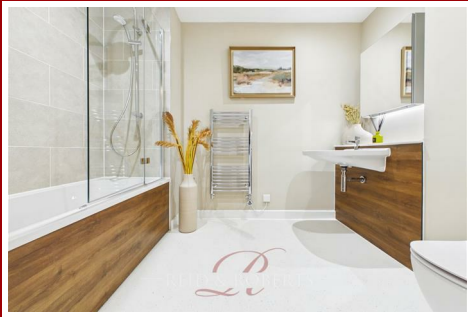
£345,000



# 2 Coppice House Hathaway Lane

Great Boughton, Chester, CH3 5QD

£345,000



## 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 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. Additional storage is provided via a separate built in cupboard.

Residents benefit from excellent onsite facilities, including a welcoming clubhouse with a restaurant and bar, as well as a dedicated well being 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.

There are two generously proportioned double bedrooms; the master benefiting from fitted wardrobes and en-suite wet room and a separate full bathroom suite.

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

6'3" x 6'2" (1.93m x 1.89m )

The property is approached via a welcoming entrance

hallway with ceiling light point. A useful utility area is provided with plumbing and space for a washing machine and additional appliances.

## Open Plan Living Room/ Dining Area/ Kitchen 21'2" x 18'9" (6.46m x 5.73m)

A beautifully presented open-plan space designed for modern living.

The kitchen is fitted with a range of wall and base units complemented by integrated appliances including a fridge freezer, dishwasher, microwave, oven, and four-ring hob. Further features include a stainless steel sink unit with mixer tap, tiled splashback, and inset spotlights throughout.

The living and dining area benefits two double panelled radiators, and two ceiling light points, with ample space for dining furniture. Doors provide access to the front of the property, allowing for plenty of natural light and balcony seating area.

## Principle Bedroom

13'3" x 10'4" (4.06m x 3.16m )

A well proportioned principal bedroom featuring carpeted flooring, ceiling light point, double panelled radiator, and UPVC double glazed window. The room benefits from built-in wardrobes and a door leading through to the en-suite.

## En-Suite

7'4" x 6'11" (2.25m x 2.11m)

A modern en-suite comprising a walk in tiled shower enclosure with waterfall shower and separate handheld attachment, wash hand basin, and low-level WC. Additional features include a wall-mounted heated towel rail, inset spotlights, and non-slip flooring.

## Bedroom Two

12'11" x 10'6" (3.96m x 3.21m)

A comfortable second bedroom featuring carpeted flooring,

double panelled radiator, ceiling light point, and UPVC double glazed window.

### Bathroom

9'6" x 6'9" (2.90m x 2.06m)

A contemporary bathroom fitted with a panelled bath complete with waterfall shower, separate handheld attachment, and shower screen. Additional features include a wash hand basin, low-level WC, wall-mounted heated towel rail, inset spotlights, and non-slip flooring.

### Management Fee Applies

### 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.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### 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



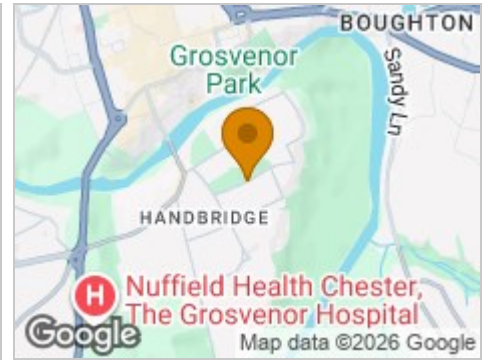
## Road Map



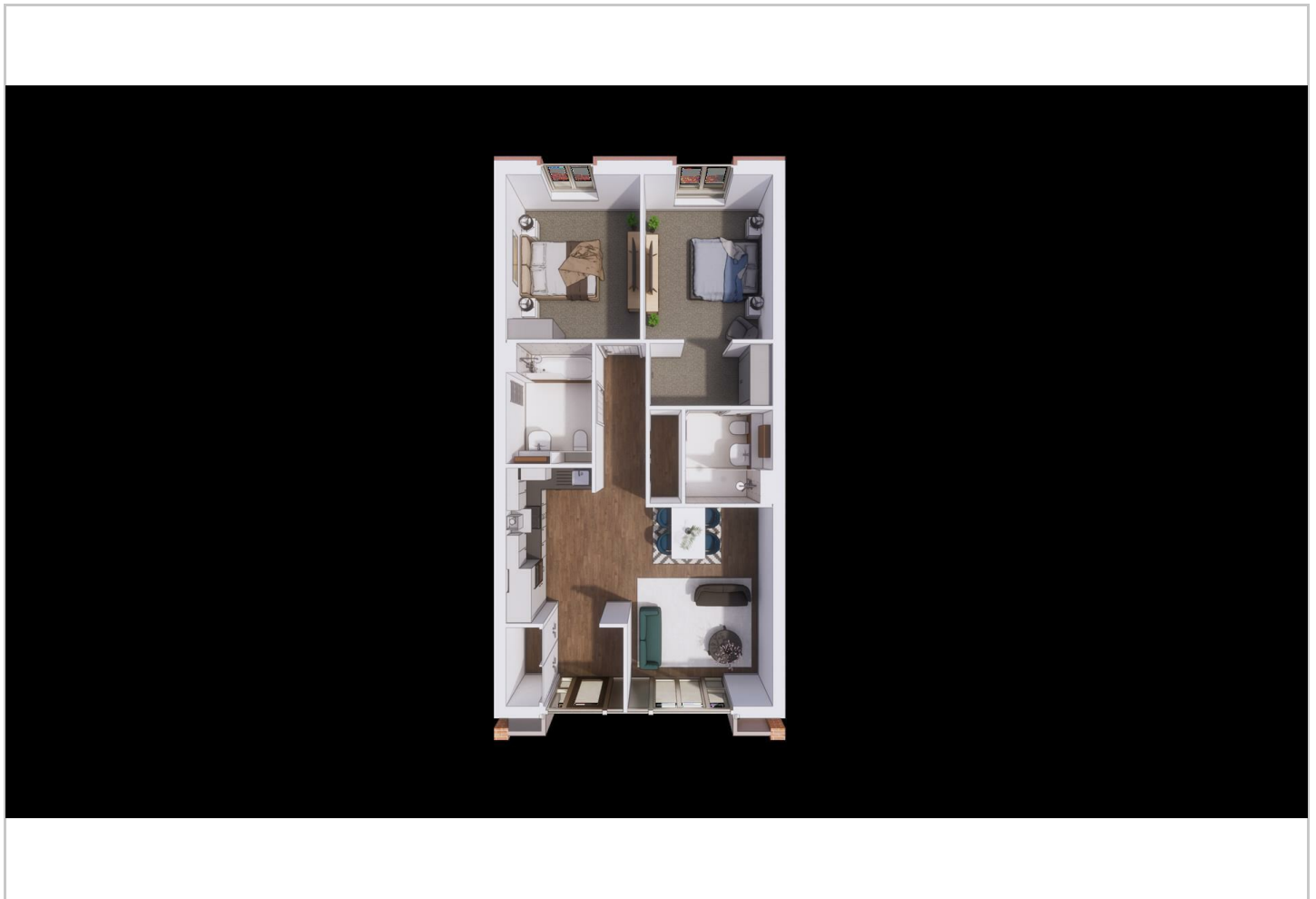
## Hybrid Map



## Terrain Map



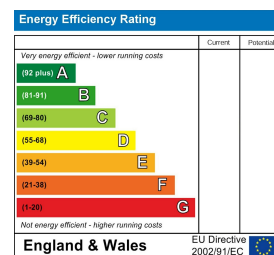
## Floor Plan



## 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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