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**Asking Price £160,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

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



**0800 077 8717**



**sales@churchillsl.co.uk**



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**Sales & Lettings**  
Retirement Property Specialists



# Cedar House

Cedar House 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.

Christleton road is just a few hundred yards down the road 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.

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 of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Development Manager.

Cedar House 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 House 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 House 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

## \*\*TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT\*\*

Welcome to Cedar House! This two bedroom ground floor retirement apartment offer garden views and is in need of some modernisation.

The Living Room offers ample space for living and dining room furniture. A large window provides lots of natural light.

The Kitchen is accessed via the Living room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric hob with extractor hood over, space for a fridge/freezer and washer/dryer.

Bedroom One is a good-sized double room with multiple fitted wardrobes. There is plenty of space for additional furniture if required. A large window keeps this bedroom bright and light.

Bedroom Two is another good-sized room that could be used as a separate living area, study or hobby room.

The Bathroom offers a bath with overhead shower with handrail, a WC, towel rail and wash basin.

Perfectly complementing this apartment is a useful storage cupboard located off the Hallway.

Call us today to book your viewing at Cedar House!



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# Features

- Two bed ground floor retirement apartment
- Development Manager available 5 days a week
- Wonderful development located in Great Boughton
- Fully equipped laundry room
- Owners private car park
- Communal Gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service Charge (Year Ending 31st December 2025):  
£3,410.61 per annum.

Approximate Area = 710 sq ft / 66 sq m  
For identification only - Not to scale

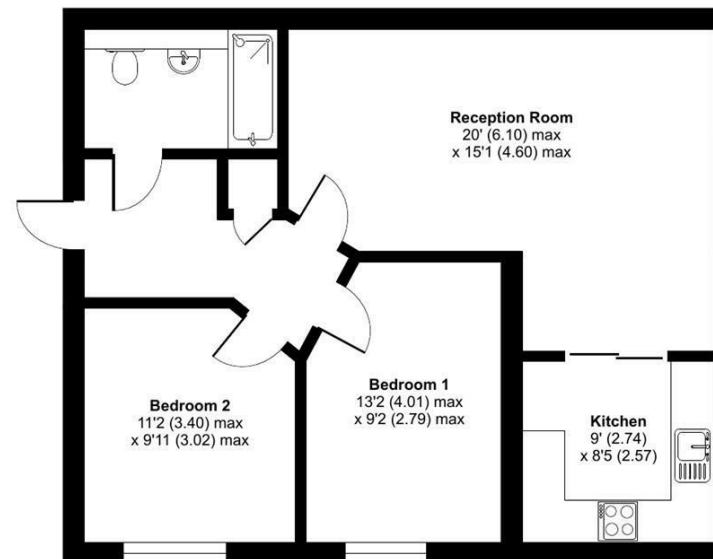
There is no Ground rent collected at this development.

Council Tax Band B


125 year lease commencing 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.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1243796

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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