



5 FLACCA COURT
TATTENHALL, NR CHESTER

JACKSON-STOPS 

**5 FLACCA COURT, FIELD LANE, TATTENHALL,
NR CHESTER, CHESHIRE, CH3 9PW**

APPROXIMATE GROSS INTERNAL AREA: 1,057 SQ FT / 98.24 SQ M

A WELL APPOINTED AND MODERNISED
FIRST FLOOR APARTMENT IN AN
ATTRACTIVE DEVELOPMENT OVERLOOKING
THE BOWLING GREEN AND WITHIN
WALKING DISTANCE OF THE VILLAGE



DISTANCES

TARPORLEY - 8 MILES

CHESTER - 10 MILES

NANTWICH - 15 MILES

WHITCHURCH - 13 MILES

LIVERPOOL - 38 MILES

MANCHESTER - 57 MILES

(DISTANCES APPROXIMATE)

ACCOMMODATION

- | | |
|-------------------------|------------------------|
| - Entrance Hall | Bathroom |
| - Sitting Room | - Bedroom 2/Study |
| - Dining Room | - Shower Room/Wet Room |
| - Kitchen | - Attic Storage |
| - Bedroom with En-Suite | |

OUTSIDE

- | | |
|--|------------------------------|
| - First floor garden terrace overlooking the bowling green | - Garage |
| | - Communal gardens & grounds |

FEATURES

- | | |
|-------------------------------------|--------------------------------------|
| - Minimum age profile of 55 years | - Garden maintenance |
| - Resident site manager | - Access to Bowling Green |
| - Tunstall alarm service | - Laundry facility |
| - Insurance & buildings maintenance | - Parking & Guest Suite for visitors |



INTRODUCTORY NOTE

5 Flacca Court forms part of an award winning purpose built development of retirement properties completed by English Courtyard Developments in 1996. This exclusive development of just 20 units comprises a mixture of town houses and apartments and in architectural terms has much to commend it being built in an attractive mellow brick with dressed stone detailing and deep decorative barge boards beneath a shallow slate roof with cupolas and weather vane.

LOCATION

Flacca Court is conveniently situated in the heart of Tattenhall and the High Street is within walking distance via a back gate which is exclusive to Flacca Court residents. The adjoining Flacca Field is home to the village cricket team and tennis & croquet clubs whilst the village bowling-green is immediately behind Flacca Court.

Tattenhall village with its attractive High Street offers a comprehensive range of services including a general store, post office, coffee shop, chemist, doctor's surgery, church, pubs and restaurants. For more comprehensive services the village is 10 miles from the historic city of Chester with many high street retailers and out of town retail parks. On the recreational front the Barbour Institute is a busy venue hosting many clubs and societies and the village has a thriving selection of sports clubs offering football, cricket, tennis, squash, croquet, bowls and a gym. There are several golf courses locally at Carden Park, Aldersey Green and Waverton. The village is also close to the Sandstone Trail with scenic walks through the Beeston and Peckforton foothills.



COMMUNICATIONS

The area is extremely accessible for all areas of commerce throughout the North West. To the north beyond Chester access is gained to the M53 and M56 motorways permitting daily travel to Liverpool and Manchester. To the south the A41 connects with the M54 allowing for ease of access to The Potteries, Telford, Wolverhampton and Birmingham. Liverpool and Manchester international airports are 28 and 33 miles respectively and travel to London is available via Chester station which is 10 miles distant providing a sub 2 hour rail service to Euston.

DESCRIPTION

5 Flacca Court is a spacious first floor apartment which forms part of a complex consisting of 6 apartments. The accommodation which has been well maintained and modernised is arranged over one floor at first floor level. It has the benefit of electric heating, double glazed windows and an EPC rating of D. A communal front door beneath a dressed stone storm porch opens into the hall for the building from which all 6 apartments are accessed, 3 at ground floor and 3 at first floor level. The front door to 5 Flacca Court is on the first floor accessed via a conventional staircase which also incorporates a stairlift. Flat 5 is at the far end of the landing and the front door opens into a spacious entrance hall.

Off the hall are two built-in cupboards housing the hot water cylinder and incorporating a hanging rail, shelving & coat hooks. To the right hand side is Bedroom 2 and a separate shower room. Bedroom 2 which has also served as a study, is a double bedroom with built-in wardrobes. The adjoining shower room has a tiled floor and tiled shower cubicle with glazed screen, built-in hand basin with cupboards below, shaver point, fitted mirror, low flush w.c, heated towel rail and tiled walls. The entrance hall extends into an inner hall with intercom for the front door, built-in shelving and access to a generous loft storage area via a sliding ladder. Off the inner hall is Bedroom





1 which is the larger double bedroom with built-in wardrobes incorporating a hanging rail and shelving. Bedroom 1 has an en-suite bathroom with panelled bath, built-in handbasin with cupboards below, shaver point, fitted mirror, medicine cupboard, part-tiled walls and Dimplex electric wall heater.

The recently fitted kitchen has wall & base units under laminated wooden style worksurfaces incorporating a stainless steel sink unit with single drainer and Whirlpool appliances including an electric oven, combination oven, halogen hob & extractor. The kitchen has concealed lighting, tiled splashbacks, tiled floor, plumbing for washing machine and a recently fitted UPVC double glazed window. At the end of the inner hall are the sitting room and dining room which are in-connecting rooms. The sitting room is a well-proportioned room with built-in bookshelves and a fitted electric fire against a marble inlay & mantle half beneath a carved wood surround with mantelpiece. It is a particularly light room with wide windows incorporating French windows which open onto a terrace. The terrace takes advantage of the afternoon and evening sun and being elevated enjoys a pleasant aspect overlooking the village bowling green. At the opposite end of the sitting room double doors open into the dining room which is uniform in size and forms an extension to the sitting room with serving hatch to the kitchen.

OUTSIDE

In addition to having use of the communal gardens which are fully landscaped and well stocked with many specimen trees 5 Flacca Court is adjacent to the cricket ground and beyond which there are several designated walks into the village and across the surrounding fields. Residents of Flacca Court also have use of the bowling green which No 5 overlooks and at the end of the communal garden there is a private gate which provides access directly to the High Street. Included with 5 Flacca Court is a secure garage and there is additional visitor parking in an alternative area adjacent to the guest suite. The guest suite is available to residents for guests and relatives and for which there is a booking system.





GENERAL REMARKS & STIPULATIONS

Address: 5 Flacca Court, Field Lane, Tattenhall, Nr Chester, Cheshire, CH3 9PW

Tenure: The property is held on a 150 year lease commencing on 24th June 1996.

Services: Mains Water, Electricity and Drainage. Telephone line and Broadband connections.

Third Party Rights: The property is subject to all existing wayleaves, easements and rights of way, public or private whether specifically mentioned or not.

Local Authority: Cheshire West & Chester Council.
Tel 0300 123 8123

Council Tax: Band D - £2,296.60 payable 2024/25 for 2 occupants with a 25% discount for single occupants.

Outgoings: There is no ground rent payable but there is a service charge budgeted at £7,392.00 for 2024 which includes Tunstall Alarm Service, external buildings maintenance, buildings insurance, water rates and communal garden maintenance.

Town & Country Planning: Occupancy of the property is subject to a minimum age profile of 55 years.

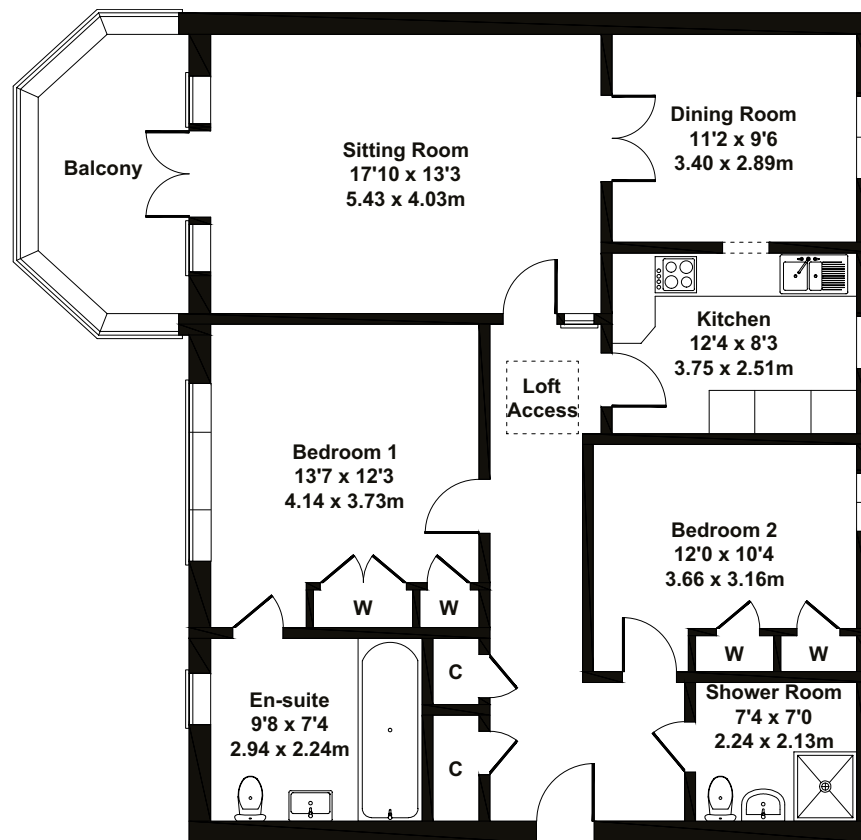
Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Strictly by appointment via the Chester office of Jackson-Stops, Tel: 01244 328 361

Directions: The postcode is CH3 9PW and from Chester proceed along the A41 Whitchurch Road and after approximately 7 miles turn left signposted Tattenhall. Travel into the village and on the High Street turn left passing the Sportsmans Arms. Having travelled for a short distance turn right into Flacca Lane and No 5 is part of the first building within Flacca Court on the right.

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Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



CHESTER

01244 328361

chester@jackson-stops.co.uk

jackson-stops.co.uk

