



APARTMENT N
CHRISTLETON HALL, CHRISTLETON

JACKSON-STOPS 

**APARTMENT N, CHRISTLETON HALL,
TOWNSEND WAY, CHRISTLETON, CHESTER, CH3 7DZ**

APPROXIMATE GROSS INTERNAL AREA: 1443 SQ FT / 134.05 SQ M

A WELL-APPOINTED AND PARTICULARLY
LIGHT 2 BEDROOM FLAT WITHIN THE
HISTORIC GRADE II LISTED CHRISTLETON
HALL WHICH IS SITUATED ON THE EDGE OF
THE VILLAGE



DISTANCES

CHESTER TRAIN STATION - 2 MILES

LIVERPOOL - 18 MILES

MANCHESTER - 40 MILES

(DISTANCES APPROXIMATE)

FEATURES

- Hall
- Open Plan Kitchen with Sitting & Dining Area
- Study Area
- Utility Space
- Bedroom 1 with en-suite Shower Room
- Bedroom 2
- Family Bathroom
- 2 Allocated Parking Spaces
- EV Car Charging Point
- Communal Gardens





INTRODUCTION

Apartment N is situated within Christleton Hall which is historic building within the village of Christleton and listed Grade II. The buildings use has changed over the years having been constructed around 1750 as a country house, but in more recent times it was used as a Law College until 2021. In 2022, the building received planning permission for the sub-division and extension to create a number of bespoke apartments. The Hall is constructed of red Flemish bond brick with attractive stone sills & lintels, parapet wall and slate roof, all of which have been replicated tastefully within the newer additions to the hall both in the 20th century and in recent years. Apartment N is located to the rear of the building, with 2 allocated parking spaces beside the front door. The Apartment is essentially a first-floor apartment, but with independent front door at ground floor level to outside. Internally, the apartment is light & airy, with high quality fixtures & fittings throughout, being ideal for downsizers to a serviced village or young professionals/young couples, with excellent road & rail links nearby.

LOCATION & COMMUNICATIONS

The building is situated off Pepper Street, being within a short walk of the village green. Christleton itself is a charming and highly sought-after village, having previously been acknowledged in the Sunday Times as one of the 'best places to live in the North West'. The village is well served for daily needs with village shop, coffee shop, popular Ring O' Bells Pub, cricket & football club and attractive St James' Parish Church. In addition, there is a playing field, leisure centre and picturesque village duck pond. The leisure centre offers a gym, astroturf pitch, swimming pool, squash and badminton courts.

The historic country town of Chester is enriched with history with the Chester Rows, many fine period buildings along



with multiple high street banks, retailers and pubs & eateries. Beyond Chester there is The Outlet Village at Cheshire Oaks and Broughton Shopping Centres.

The village offers excellent primary and secondary schools and nearby in Chester city there is a good selection of both private and state schools including the King's & Queen's Schools, Firs School The Hammond & Abbeygate College. On the recreational front there is sailing and rowing on the River Dee, rugby club in Littleton, golf at Eaton & Vicars Cross and horse racing on the Roodee

Owing to its location, the property is conveniently placed for the Chester Business Park and just 1 mile from the A55 southerly by-pass allowing for ease of access to the Wrexham Industrial Estate and Deeside Industrial Parks and other areas of commerce along the M53/M56 motorway corridors. The southerly by-pass connects with the national motorway network beyond Chester permitting daily travel to Liverpool and Manchester which are both served by international airports. Travel to London is available from Chester station via Crewe from which there is a 1 hr 40 mins service to Euston.

DESCRIPTION

Apartment N is a recently completed 2 bedroom apartment with plenty of natural light courtesy of the original period windows and enjoys a pleasant outlook over the manicured gardens. The apartment has the benefit of high quality fixtures & fittings with quartz worktops, Bosch & Prima appliances, Quooker hot water tap and a combination of double & secondary glazing throughout. From the parking area a private front door opens into a wide entrance hall with Amtico flooring. At the far end of the hall is a utility cupboard with worktop and plumbing for washing machine/tumble dryer. There is also two useful under stair cupboards with concealed doors. The staircase leads to a half landing which is presently used a study area before continuing upwards to the upper hall.





Off the hall is the open plan living space which is the focal point of the property with high ceilings and two impressive period windows. The kitchen is to the left of the room with fitted wall & base units to the far wall with separate unit with breakfast bar, both of which have attractive quartz worktops. The appliances include induction hob & extractor, fridge & freezer, oven, microwave and warming draw. The living & dining spaces are beyond the kitchen and are particularly light with space for dining table & chairs as well as space for sofas with coffee table and television unit. The property has two double bedrooms with two bathrooms, one of which being en-suite. The master bedroom has the benefit of dual aspect and the en-suite shower room has tiled floor, part tiled walls, low flush w.c., hand basin and tiled shower cubicle. The family bathroom is in a similar style albeit has an integrated bath with shower attachment as opposed to a standalone shower cubicle.

The residents of Christleton Hall have shared use of all the gardens & grounds and facilities on site. At the front of the property is a further parking area with some visitor parking spots against which are floral beds and mature hedging. Apartment N has 2 allocated spaces, with one EV charging point.

PROPERTY INFORMATION

Address: Apartment N, Christleton Hall, Townsend Way, Christleton, Chester, CH3 7DZ.

Tenure: Leasehold on the remainder of a 999 year lease ending on 31 December 3022. No Ground Rent. Service Charge presently £3,421.93 per annum – subject to annual review.

Local Authority: Cheshire West & Chester Council - T: 0300 123 8123

Services: Mains water, gas, electricity and drainage. Gas central heating. Telephone line and Broadband connection. Intercom System. EV Car Charging Point.

Council Tax: Tax Band F - £3,700.33 – Payable 2026-27.

Viewing: Strictly by appointment via Jackson-Stops Chester office - T: 01244 328 361

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

DIRECTIONS

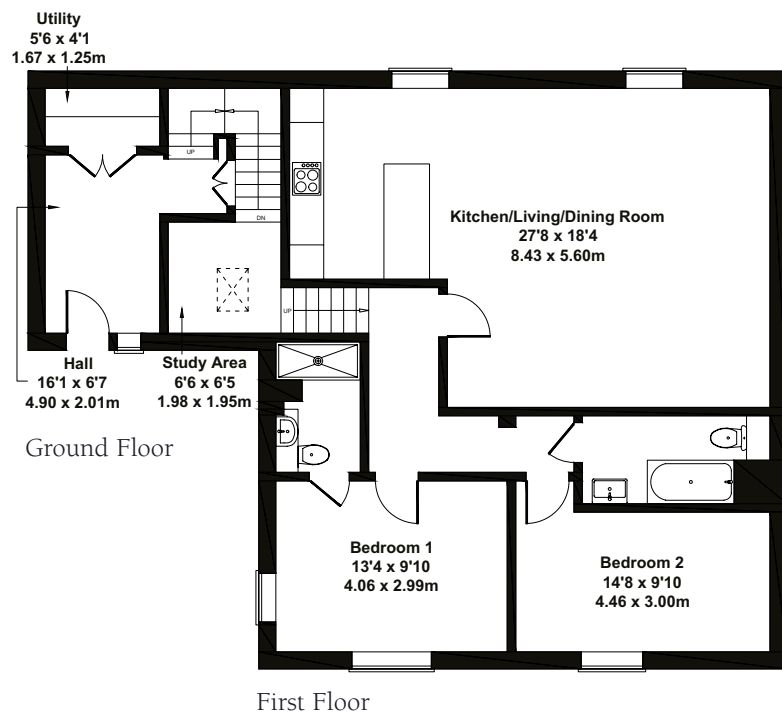
From Chester travel east on the A41 toward Whitchurch. Having crossed the Sainsbury's Roundabout, continue for a further 1 mile before turning left just after the A55 flyover. Travel off the Canal Bridge onto Pepper Street and after a short distance the drive to Christleton Hall will be seen on your left-hand side. Stay left on the drive before turning right to the parking area to the rear of Christleton Hall. The 2 allocated parking spaces for Apartment N are towards the far corner.

APARTMENT N

APPROXIMATE GROSS INTERNAL AREA:

1110 SQ FT / 103.16 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



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. Brochure by wordperfectprint.com.

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