



KINGSWOOD, KINGSWAY, CHESTER

£125,000

- STUNNING VIEWS OVER GARDENS
- EXCLUSIVE TO OVER-55S
- OUTSTANDING COMMUNAL FACILITIES
- JACK AND JILL SHOWER ROOM
- INDEPENDENT LIVING WITH ADAPTABLE LEVELS OF CARE
- CONVENIENT LOCATION



KINGSWOOD, KINGSWAY, CHESTER

1
BED

1
BATH

1
RECEPTION

Apartment 78 is an immaculately presented one bedroom retirement property for those aged 55 and over. Set on the top floor, it enjoys one of the best positions in the development, with far-reaching views across the beautifully maintained gardens. Kingswood is designed for independent living, with the reassurance of low-level care available if ever needed.

The apartment itself has a particularly welcoming feel. The entrance hall is spacious, with two useful storage cupboards and a secure entry system. The living room is the real highlight – larger than many similar retirement apartments – and includes a recessed sitting area that frames the garden views perfectly. The kitchen is open to the living space and comes with timber-effect units, an oven and hob, and has plumbing ready for a dishwasher plus space for further appliances.

The bedroom is generously sized and benefits from fitted wardrobes, it connects directly to the Jack and Jill shower room, which is well-finished with non-slip flooring, tiling, a chrome thermostatic shower, basin and WC.

Kingswood – A Community for the Over 55s
Completed in 2015, Kingswood has become one of the most popular retirement developments in

Chester. With just 82 apartments, it offers a friendly and neighbourly atmosphere. Kingswood offers stylish, high-quality apartments designed for the over-55s, where comfort and leisure are complemented by personalised care and support packages that adapt as your needs evolve.

Facilities and Grounds

The communal facilities are excellent, with a welcoming reception area, bistro, lounge, meeting room, craft room, scooter store and a function room. There's also a laundry with Miele washer dryers and a well-stocked library on the first floor. Outside, the landscaped gardens are beautifully kept, and there's even a growing area where residents tend vegetables and share produce – a great way to meet neighbours.

Location

Everything you need day-to-day is close at hand. Within a five-minute walk there's a pharmacy, dentist, deli, takeaways, hairdresser, barber and general stores. The Greenway track is nearby for walking or cycling, and regular bus services run from stops just a short stroll away.

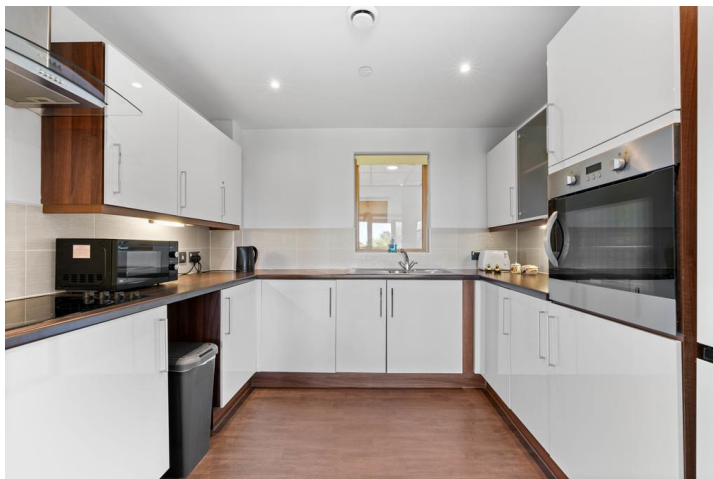
Why Kingswood?

Kingswood is widely regarded as one of the best retirement schemes in the Chester area, thanks to

its well-kept grounds, high-quality facilities and strong sense of community. Apartment 78, with its top-floor position and garden views, is a rare opportunity to secure a beautiful apartment in this sought-after development.

The service charge is payable weekly and covers electricity, heating, water, buildings insurance, and window cleaning.





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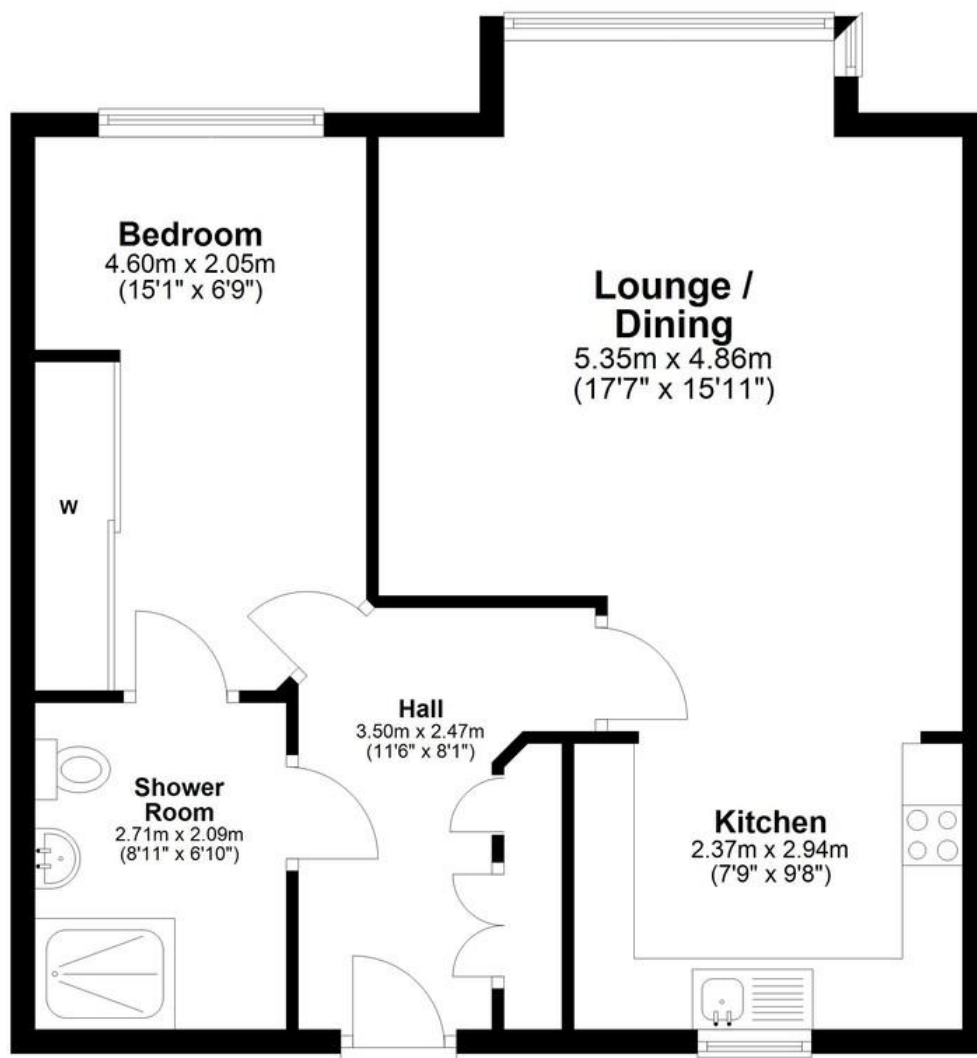
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Apartment 78



TOTAL FLOOR AREA 578 sq ft / 54 sq m

COUNCIL TAX
Band B

LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Leasehold (114 Years)

SERVICE CHARGE (PA)
£7,679

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Pote
92+	A		
81-91	B		
69-80	C	78 C	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

78 Kingswood