



Welcome to Estate
Agency at its best



Chester 01244 401100

www.humphreysuk.com



Ridley Wood

Laurel Grove Barns, Ridley Wood, Wrexham LL13 9US

Offering a stylish standard of appointment coupled with thoughtful design and architecture, this most attractive development offers uniquely beautiful homes crafted with care and consideration. The kitchens and bathrooms offer high specification with granite work surfaces to the kitchens as standard, stylish bathroom fittings and under floor heating echoing the consideration to detail found throughout these beautiful homes. Externally all the units have exceptional gardens, garage and ample parking bordering onto open fields and farmland, which provides a lovely backdrop to this unique and individual development.

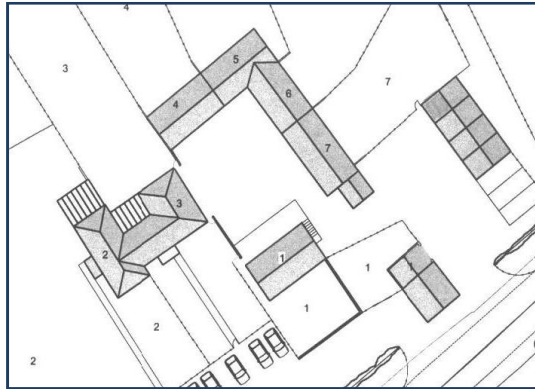
Prices from £215,000

Your Number 1 move in Chester

Whether you're buying or selling, looking for your first home, moving up or trading down, you need an estate agent that understands your requirements perfectly, fully appreciates local market conditions, offers unrivalled service and provides genuine hands-on advice.

Rest assured, that agent is Humphreys. With in-depth experience of the local property marketplace, we offer a superb marketing package in order to ensure that every property offered for sale is seen by the maximum number of potential local and national purchasers as possible.

To see how Humphreys can assist with your move, please call a member of our friendly team on **01244 401100**.



Site Plan



Holt Church



Carden Park

Maneaton Homes have brought together local crafts and skilled professional trades people with innovative architecture and an eye for detail. The partners have a hands on approach to the development and will be pleased to assist, in any way whatsoever, those genuinely interested to purchase. The properties come with 10 year guarantees with Building Life Plans.

LOCATION

Ridley Wood is a rural hamlet situated on the outskirts of Holt/Farndon, which is approximately five minutes travelling distance from the development. Holt provides an exceptional range of day-to-day amenities including Bellis's farm shop and Vernons award winning butchers and delicatessen. As well as good local public houses and restaurants there is the Carden Park Hotel with its health club, spa and golf course which is approximately 5-10 minutes travelling distance. There is good local schooling for nursery, primary and secondary education and excellent communication links providing easy access to Chester and Wrexham town centres as well as the A55 southerly by pass, M53/M56 motorway network and the nearby town of Whitchurch.

DIRECTIONS

From Chester take the A41 Whitchurch Road out of the city and proceed for approximately 6 miles passing through the villages of Rowton and Milton Green. Upon reaching Broxton roundabout turn right onto the A534 and continue for approximately 4 miles. After the crossroads signposted Farndon to the right and Shocklach to the left continue for a further half a mile and turn left onto the B5130 signposted Isycoed. Continue along this road, it will bend sharply to the left, passing The Nags Head public house on the left hand side, where the Laurel Grove Barns development will be observed on the right hand side, clearly marked by our Humphreys of Chester for sale board.

From Wrexham take the A534 Holt Road passing through the village of Llan-y-Pwll. Proceed through the traffic lights and continue for a further 2 miles, passing the Holt Lodge Hotel on the right hand side. Just after the turning left into Holt proceed into the central reservation, turning right onto the B5130 signposted Isycoed. Continue along this road for approximately 1.5 miles, passing The Nags Head public house on the left hand side where Laurel Grove Barns will be observed on the right.

Welcome to Estate Agency at its best



SPECIFICATION

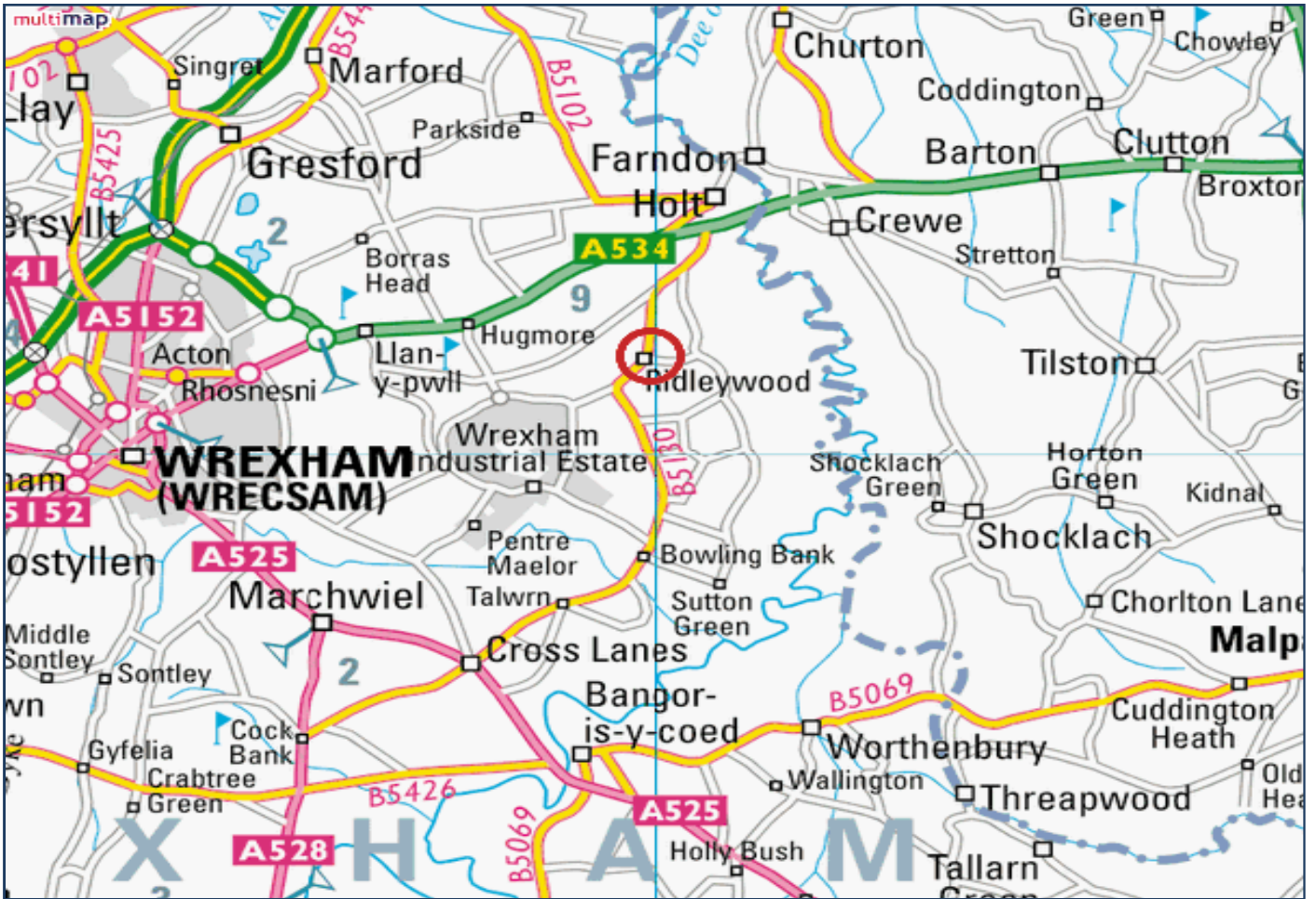
All properties come with high grade kitchen units and granite work surfaces, stainless steel hob, ovens and extractor fans as standard with upgrades available for dishwasher, washer/dryer and fridge freezer. Under floor heating installed to all ground floors and high quality ceramic tiles are fitted as standard.

Bathrooms offer a most attractive range of white sanitaryware with mono chrome effect fittings.

SERVICES CHARGES

We understand that service charges for the maintenance of the Biodisk system and communal areas is estimated to be £20-25 per calendar month which will be verified prior to completion.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Clear and Simple Independent Mortgage Advice

- Talk to us today about your Mortgage needs.
- We'll help you choose from over 4000 products and 100 lenders.
- We aim to get a suitable mortgage with the least hassle for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee of up to 1% of the mortgage amount dependent on individual circumstances. A typical fee is £95.



Chester: 01244 402945

Visit us online for details of all our properties

www.humphreysuk.com

Viewing
by prior appointment with Humphreys of Chester on 01244 401100.

Chester
17-19 Lower Bridge Street, Chester CH1 1RS
Tel: 01244 401100 Fax: 01244 402930
E-mail: info@humphreysofchester.co.uk