





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

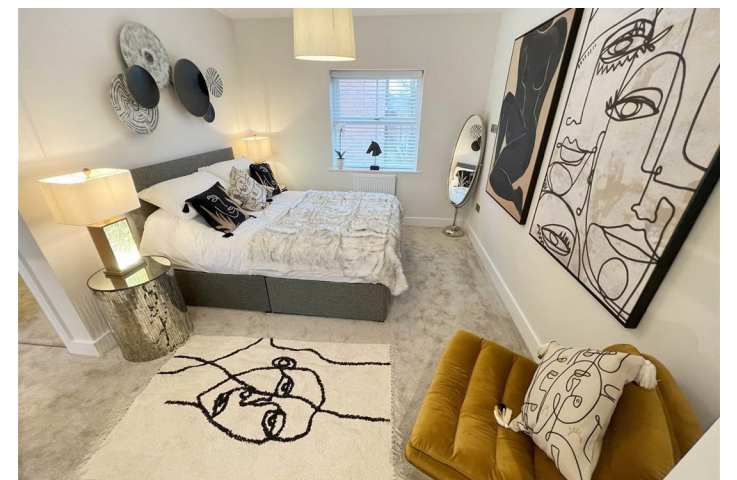
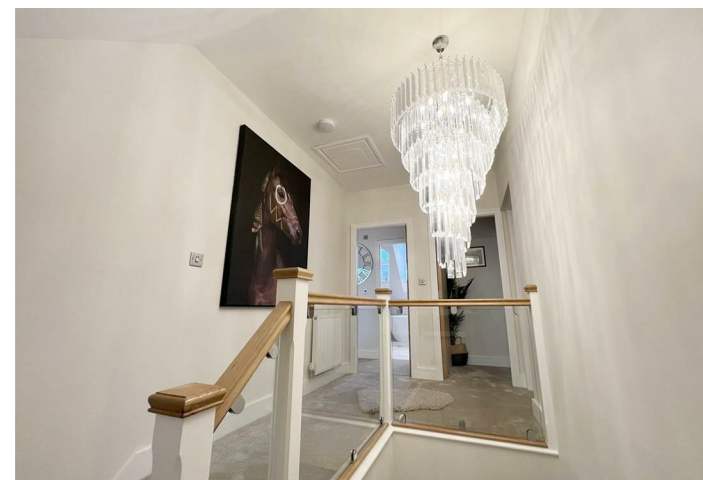
### Mews 1 Bollands Court Commonhall Street, Chester, CH1 2BJ

Mews 1 is our flagship dwelling and is presented as our show home that includes optional extras which you may also wish to purchase. This dwelling is the largest property on the development, offering 4 bedrooms and spacious city living accommodation. The master bed room is accompanied by a dressing room and en-suite, the remaining bedrooms share the main bathroom. 1 allocated car parking space comes with the property.

**£674,995**







Chester Prestige Homes Ltd. are a family owned company and are delighted to present this exceptional luxury development within Chester's City Centre. This is an exceptional opportunity to live within a bespoke new build development that is situated inside the ancient Roman walls of Chester.

This site was once located around the City's very first Town Hall or Commonhall built before 1250, which is where the street name Commonhall originates from. This exceptional luxury gated development with quality and a unique design at the core of all development aspects.

Nestled within the city walls it is unusual to find such spacious and bespoke properties accompanied with a luxury finish that is maintained throughout.

Unique Design- Our small experienced workforce is proud to produce such a wonderful piece

of local architecture that will position itself for many years to come.

#### Specification

Our bespoke development of luxury properties include:

- Sie-Matic German designed and manufactured kitchens - personalised to your choosing.
- Designer bathroom sanitary ware and tap ware from Hansgrohe, Duravit, Crosswater, Scudo and Vado.
- Porcelain wall and floor tiles in all bathrooms, en-suites & WC's included.
- Kitchen floor tiling included - upgrade tiling can be purchased.
- Brushed steel electrical sockets and switches.
- Down lights to all kitchen dining rooms, bathrooms, en-suites and WC's.
- Integrated electric mirror with light and built in shaver point.

- Cat 6 & Tv Aerial points to all Dining Rooms, Lounges and Bedrooms.

- BT optical fibre broadband to all plots.

- Access control 2-way video Chanel display unit for apartments.

- Security alarms to all dwellings.

- Electric Gates and 1 key fob provided

- Town Houses include thermostatic underfloor heating on the ground floor.

- Oak stairwell handrails and glass balustrades throughout.

- Oak veneered internal doors with brushed steel furniture.

- Traditional hardwood windows and external doors. (Conservation Area)

- Cast iron gutters and down pipes. (Conservation Area)

- 1 allocated car parking space included.

- optional electric car charging point.

#### Optional Extras

- Kitchen Dining flooring
- Additional Tiling
- Electric Car Charging Point
- Additional Electric Gate Key Fob
- Additional parking spaces upon request.
- Sie Matic kitchen upgrades and colour choices.
- Built in wardrobes.

#### Quality of Life

Situated in a culturally rich city with a deep-rooted Roman History, Chester offers exceptional heritage to explore. Additionally, the city has a diverse collection of restaurants and bars. Bollands Court is situated in arguably one of the best positions within the city walls, nestled down a quiet street only moments away from the city centre. Within this development all dwellings are

bespoke and not one property is the same. These new build properties are not only from the present but also refer back to traditional brickwork detailing and design, as well as these traditional construction methods we have also included a depth of modern design and living aspects.