

PROPERTY PARTICULARS

Pre-owned apartment offered for re-sale:

- Apartment 32 – Tatton
- Boughton Hall, Filkins Lane, Chester, CH3 5BG
- Two Bedroom, First Floor Apartment
- Leasehold (125 years from 01/01/2009)
- £375,000



Location

Boughton Hall is a luxury retirement village set in four and a half acres of beautiful conservation area, perfectly situated for local facilities, including a parade of shops and Heath Lane Medical Centre. The vibrant city of Chester, with all its additional amenities and travel links, is also very close at just under a mile away.

Description

A superb bright and sunny first floor, two-bedroom apartment with views over the gardens and also the cricket fields. Located in Tatton Building, it offers easy access for the formal gardens and Main Hall. Construction of Tatton Building was completed in 2010.

The superbly renovated 17th century Hall, which houses the communal facilities (comprising lounge and bar, restaurant, library, hair and beauty salon, hobbies room, and gym) has large windows, high ceilings and other historic features, including a Georgian arch and original fireplace dated 1655.

Accommodation

Entrance hall with built-in store cupboard and tank; Lounge/dining area with window looking over the cricket fields and French doors and Juliet balcony with views to the gardens; fully-fitted kitchen with integrated appliances; Bedroom One with floor-to-ceiling fitted wardrobes and En-Suite Shower room; separate bathroom with bath and overhead shower. All carpets, curtains, blinds, and light fittings included.

See floor plan attached or download from link on website under *Availability*.

■ Kitchen	3010 x 2430mm	9' 11" x 8' 0"
■ Lounge/Dining	4260 x 4060mm	14' 0" x 13' 4"
■ Bedroom 1	4730 x 3710mm	15' 6" x 12' 2"
■ Bedroom 2	2890 x 4060mm	9' 6" x 13' 4"

Outside

Boughton Hall has extensive grounds for use by all apartment Owners and Occupiers. These include parking areas, gardens, patio area, walkways, and Owners' or Occupiers' vegetable garden with raised beds.

Local Authority and banding

Chester West and Chester Council, Band E.

Features

- Fully integrated appliances
- Contemporary Roca sanitaryware
- Anti-slip flooring
- Fitted Bedroom Furniture
- Carpets, curtains, blinds, and light fittings included
- CCTV and 24-hour on-site staffing
- 1½ hours per week of domestic help included
- Door entry control and emergency call systems

Service charge and ground rent

A service charge, currently £588.33 monthly/£7,059.96 annually, is payable. This covers external buildings maintenance, external cleaning of apartment windows, buildings insurance, refuse collection, all communal area maintenance and running expenses, daily concierge service, garden and grounds maintenance, 24-hour on-site staffing, 1½ hours' domestic help a week.

In addition, ground rent of £350 per annum, doubling every 25 years from the commencement date of the lease (01/01/2009), is payable to the freeholder.

Event fees when leaving or selling the property

A Deferred Development Payment of 3%, 4% or 5% of the selling price (occupancy of up to 1 year, 1 to 2 years, and over 2 years respectively) is payable to the freeholder, ERL (Chester) Limited, when leaving or selling the property. A Sales Administration Fee for the sale of 1.8% (including VAT at 20%) of the selling price is also payable to the freeholder. Further information is available from the Sales Team or the website, www.boughtonhall.com.

Energy performance

Energy efficiency rating 71%; environmental impact rating 75%. A copy of the full Energy Performance Certificate is available upon request.

NHBC

The property benefits from 10-year NHBC Buildmark Cover from 24/11/11. The NHBC paperwork will be provided by the vendor(s), but a copy of the NHBC's guide to this cover is available upon request.

Viewing

By appointment only.

Please contact the Sales Office on 01244 322785, Tuesday to Friday, 9.30am to 4.30pm, to arrange a convenient time.



The photos are not necessarily of the specific property for sale, as detailed in these particulars, and are indicative of the village, and its buildings and grounds, only. They may, however, include images of the relevant building where the property is located.