

## PROPERTY PARTICULARS

### Pre-owned apartment offered for re-sale:

- Apartment 58 – Rhode Building
- Boughton Hall, Filkins Lane, Chester, CH3 5BG
- 2 Bedroom, First Floor Apartment
- Leasehold (125 years from 01/01/2009)
- £440,000 (Other charges apply)



### 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 boules court and gardens. This immaculate property has been totally redecorated throughout and fitted with brand new carpets. Located in Rhode Building, it offers easy access to the formal gardens and Main Hall. Construction of Rhode Building was completed in 2013.

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

Large entrance hall with shelved built-in store and tank; large bright and sunny lounge/dining area with French doors and Juliet balcony; spacious fully-fitted kitchen with integrated appliances (including oven/microwave, dishwasher, washer-dryer, fridge/freezer, hob, extractor fan); large main bedroom with separate ensuite with walk-in shower; spacious second bedroom; separate bathroom with bath and shower fitting; all carpets, curtains, blinds and light fittings included.

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

■ Kitchen	3800 x 2600mm	12' 5" x 7' 4"
■ Lounge/Dining	5280 x 5040mm	17' 3" x 16' 5"
■ Bedroom 1	4070 x 3760mm	13' 3" x 12' 3"
■ Bedroom 2	3800 x 3070mm	12' 5" x 10' 0"

### 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 F

## Features

- Fully-integrated appliances
- Contemporary Roca sanitaryware
- Anti-slip flooring
- 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 £612.98 monthly / £7,355.76 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 and 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](http://www.boughtonhall.com).

## Energy performance

Energy efficiency rating 73%; environmental impact of 2.8 tonnes of CO2 per annum (average household 6 tonnes per annum). A copy of the full Energy Performance Certificate is available upon request.

## NHBC

The property benefits from 10-year NHBC Buildmark Cover from 29/07/13 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, Monday to Thursday, 9.30am to 5.00pm, 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.*