

PROPERTY PARTICULARS

Pre-owned apartment offered for re-sale:

- Apartment 7 – The Hall
- Boughton Hall, Filkins Lane, Chester, CH3 5BG
- 2 Bedroom & Study, First Floor Apartment
- Leasehold (125 years from 01/01/2009)
- £545,000



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 truly stunning and unique apartment located on the first floor of the Main Hall. This spacious bright and sunny two-bedroom with study apartment offers views across all the formal gardens and grounds. This immaculate property offers direct access to all the facilities. Refurbishment of the Main Hall and creation of the apartments within it were completed in 2009.

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 fully-shelved built-in store cupboard; bright sunny and spacious lounge with large sash windows overlooking the formal gardens; fully-fitted dining kitchen with integrated appliances; large study with fitted storage and desk with views across the gardens; master bedroom with floor-to-ceiling fitted wardrobes and en-suite with large walk-in shower; further bedroom with fully-fitted wardrobes; separate bathroom. All carpets, curtains, blinds and lights fittings included.

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

■ Kitchen	4100 x 3100mm	13' 5" x 10' 2"
■ Lounge	6400 x 3650mm	21' 0" x 12' 0"
■ Study	3235 x 2650mm	10' 6" x 8' 6"
■ Master Bedroom	5900 x 4000mm	19' 4" x 13' 1"
■ Bedroom 2	3470 x 4500mm	11' 5" x 14' 9"

Outside

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

Local Authority and banding

Chester West and Chester Council, Band D.

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 £571 monthly/ £6,852 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.

Charges 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 when leaving or selling the property. A Sales Administration Fee of 1.5% of the selling price, plus VAT, is also payable. Further information is available from the Sales Team or the website, www.boughtonhall.com.

Energy performance

Energy efficiency rating 53%; environmental impact rating 57%. A copy of the full Energy Performance Certificate is available upon request.

Viewing

By appointment only.

Please contact the Sales Office on 01244 322785 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.