

## PROPERTY PARTICULARS

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

- Apartment 9 – Eaton Building
- Boughton Hall, Filkins Lane, Chester, CH3 5BG
- Two Bedroom, Ground Floor Apartment
- Leasehold (125 years from 01/01/2009)
- Offers in the region of £425,000



### 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 opportunity has arisen to purchase this bright and sunny ground floor, two-bedroom apartment with a private patio at the rear. This immaculate property, which was formerly a show apartment, also has views over the gardens to the front. Located in Eaton Building, it offers easy access to the formal gardens and Main Hall. Construction of Eaton Building was completed in September 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 and tank; large lounge/dining area with French doors opening onto the patio; fully-fitted kitchen with integrated appliances; large master bedroom with ensuite wet room/walk-in shower; second bedroom; 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	2250 x 3400mm	7' 5" x 11' 2"
■ Lounge/Dining	4750 x 4630mm	15' 7" x 15' 2"
■ Bedroom 1	3910 x 4345mm	12'10" x 14' 3"
■ Bedroom 2	4750 x 2870mm	15' 7" x 9' 5"

### 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 F.

## Features

- Fully-integrated appliances
- Contemporary Roca sanitaryware
- Anti-slip flooring
- Carpets, curtains, blinds, 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.

## 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 71%; environmental impact rating 67%. A copy of the full Energy Performance Certificate 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.*