

PROPERTY PARTICULARS

Pre-owned apartment offered for re-sale:

- Apartment 12 – Eaton
- Boughton Hall, Filkins Lane, Chester, CH3 5BG
- 2 Bedroom, Ground Floor Apartment
- Leasehold (125 years from 01/01/2009)
- £410,000



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, Medical Centre and local bus routes. The vibrant city of Chester, with all its additional amenities and travel links, is also very close at just under a mile away.

Description

An opportunity has arisen to purchase this superbly located ground floor apartment overlooking the formal gardens and with views of the Main Hall. This bright and sunny 2-bed apartment is beautifully presented throughout and offers great accommodation.

The Apartment is located opposite 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; extra built in Cloakroom / Cupboard; spacious lounge/dining area with French doors leading onto sunny patio and views of the main gardens ; fully-fitted kitchen with pull out storage unit and fully integrated appliances including waste disposal ; large principal bedroom with floor-to-ceiling fitted wardrobes and matching bedside chests and dressing table ; Superb fitted en-suite with walk-in shower room with under sink storage and built in mirror fronted wall units ; second bedroom with built in wardrobes ; Separate bathroom with bath and overhead shower. All carpets, curtains, blinds, and lights fittings included.

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

■ Kitchen	2360 x 3030mm	7' 9" x 9'11"
■ Lounge/Dining	5140 x 4240mm	16' 11" x 13'11"
■ Main Bedroom	4050 x 3840mm	12' 10" x 14' 3"
■ Bedroom 2	2890 x 3640mm	13' 3" x 12' 7"



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 E

Features

- Fully integrated kitchen appliances including pull out storage and Waste Disposal unit
- Contemporary Roca sanitaryware and superb fitted en suite
- Anti-slip flooring
- All carpets,* curtains, blinds and light fittings included
- *New fitted carpets throughout and redecoration to be included in the sale price.
- 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 monthly/£7,059 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 64% 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.

Enterprise Retirement Living Limited (ERL) is selling this property on behalf of the owners and these details have been prepared by ERL on behalf of the vendor. Please note that, whilst we try to be as accurate as possible, room dimensions are maximum and indicative.



The photos included are taken inside Apartment 12 – Eaton - the property for sale, as detailed in these particulars.