

Key Facts (Rentals)

BOUGHTON
HALL
LIVE WITH Freedom

Property details

Operator	Enterprise Retirement Living Limited (trading as Freedom Living)
Landlord	ERL (Chester) Limited ("ERLCL")
Management company	Boughton Hall Management Limited ("BHML")
Community	Boughton Hall, established in 2010; completed in 2015.
Property Type	80 properties: 26 1-bed apartments, 54 2-bed apartments.
Status of Property	All properties are pre-owned.
Occupancy	Single or dual occupancy.
Tenure	Assured Periodic Tenancy.
Sub-letting	Sub-letting is not permitted.
Care provider	Freedom Living does not offer personal care services. These are available from local providers.

Cost of moving into the property

Holding deposit	A holding deposit of £500 is required to secure a rental property whilst necessary checks are carried out and documentation prepared. If the rental agreement goes ahead, this deposit will be credited against the first month's rent. If the transaction falls through, some or all of this deposit may be retained to cover reasonable and evidenced costs, at the discretion of Freedom Living.
Tenancy deposit	A deposit equivalent to one month's rent is payable to ERLCL before or at the start of the tenancy. This will be held in a Government-approved deposit protection scheme and returned at the end of the tenancy, less permissible deductions, as necessary (eg, for rent arrears, making good any damage, etc).
Other costs	Prospective tenants are strongly urged to seek independent financial advice to make sure that renting is the right option for them. Two such advisers will be put forward, or tenants can use another of their choice. Residents are responsible for their own legal and removals costs.

For more information contact **01244 322785** or visit **BoughtonHall.com**

Ongoing unavoidable charges payable to Freedom Living or ERLCL while living in the retirement community

Rent	Varies between properties. Range: £2,500 to £3,500 per month; £27,600 to £42,000 per annum. See Price List - Rentals. Rent increases annually on 01 January. The revised rent will not reduce. Any increase will be capped by the percentage change in the Consumer Price Index over the preceding year.
Service charge (payable to BHML)	1-bedroom property: £731.69 pm; £8,780.28 pa. 2-bedroom property: £829.51 pm; £9,954.12 pa. See also "Service Charge Budget 2026" and "The Service Charge" document.
Emergency response	24-hour staffing is included in the service charge.

Care costs

Personal Care and Nursing Care	Personal care is available from external providers. BHML can provide details of local companies. Any domiciliary, personal, or nursing care costs are paid direct by the individual to the care provider. If a private "Healthcare Needs Assessment" is required, instead of or as well as the free NHS assessment, the cost of this will be payable by the individual direct to the GP. Neither Freedom Living, ERLCL or BHML, nor any company or person associated with them or Boughton Hall, receives any incentive or commission from the above, or any other, care service providers.
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Ongoing unavoidable living costs payable to external providers

Utilities	All utility costs are payable directly to the relevant utility company. Charges will vary according to usage, but the following are indicative costs:¹ • Electricity (heating/hot water) – £120-£130 pm • Water – £45-£50 pm
Council tax	The properties at Boughton Hall fall into different Council Tax bands (see "Property Details" above). The current charges (2026/27) are: • Band D – £2,479.73 pa • Band E – £3,030.13 pa • Band F – £3,581.07 pa There is a 25% discount for single occupancy. Council Tax is payable directly to Cheshire West and Chester Council.
TV Licence	See www.tvlicensing.co.uk .

¹ Based on average rates at the end of 2025.

Telephone	Resident's choice of external provider.
Internet	Free Wi-Fi is available in the common areas. For individual properties, renter's choice of external provider.
Digital TV	Communal aerials and satellite dishes are provided for each building. Resident's choice of external provider.

Charges payable when leaving the property

Ongoing charges	Residents remain liable for all ongoing charges during the notice period, any arrears of charges, and legal and removals costs.
Redecoration costs	Residents must clean and repaint the property and replace the carpets (unless otherwise agreed). These costs will be capped at £6,000. Residents may also be liable for the costs of any repairs.
Notice period	Residents may give two months' notice if they wish to move out. The same period applies in the event of death.

Insurance

Arranged by the operator	Buildings insurance, homeowners' insurance (for any fixtures and fittings/contents provided by Freedom Living) public liability insurance and employers' liability insurance is the responsibility of and at the cost of the landlord.
Arranged by renters	All residents are responsible for their own home contents insurance and any other insurances they feel they require.
If a property is unoccupied	ERL (Chester) Limited are obliged by their insurance commitments that all properties, if left unoccupied for over 7 days, must undergo an internal inspection, on a weekly basis by a BHML representative. Further details can be obtained from the sales team upon request.

Constraints on letting

Restrictions	At least one tenant must be over 55.
Date	Last updated 13 July 2026.

Rent amounts are correct at the date shown but are subject to review from the start of any tenancy and thereafter as detailed in the tenancy agreement.

We encourage you to discuss your housing options with your family and friends, and to seek independent legal, financial/benefits and any other appropriate advice, support, and representation, in connection with a move to an integrated retirement community

Enterprise Retirement Living Limited (Community Operator)

Registered in England & Wales No: 06525067

ERL (Chester) Limited (Landlord)

Registered in England & Wales No: 06525084

Boughton Hall Management Limited (Management Company)

Registered in England & Wales No: 06728089

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