



Apartment 49

An immaculate and extremely bright top-floor, one-bedroom apartment with stunning views.

Located in Rowton Building, with easy access to the Main Hall and gardens.

59 sqm / 640 sqft

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Property Particulars

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Pre-owned apartment offered for re-sale:

- Apartment 49, Rowton
- Boughton Hall, Filkins Lane, Chester, CH3 5BG
- 1 bedroom, second floor apartment
- Leasehold (125 years from 01/01/2009)
- £260,000 (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

An immaculate, extremely bright and spacious top-floor, one-bedroom apartment. The property has stunning open views across the cricket fields towards the Cheshire Hills. Located in the Rowton Building, it offers easy access to the gardens and Main Hall.

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; bright, spacious lounge/dining area with French doors and Juliet balcony providing views over the cricket fields. Fully fitted kitchen with integrated appliances including fridge-freezer, oven, hob and extractor fan, dishwasher, washer/dryer. Large bedroom with floor-to-ceiling fitted wardrobes; separate bathroom with walk-in shower. The apartment has been recently redecorated throughout. All carpets, curtains, blinds and light fittings included.

Room Dimensions

Kitchen	2.17m x 3.34m	7' 1" x 11' 0"
Lounge / Dining	4.67m x 4.57m	15' 4" x 15' 0"
Bedroom	4.13m x 3.66m	13' 7" x 12' 0"

For more information contact 01244 322785 or visit BoughtonHall.com

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 D

Service charge and ground rent

The **service charge** is currently £731.69 monthly / £8,780.28 annually. This increases annually in line with actual costs and 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.

The **ground rent** is currently £350 per annum. This doubles every 25 years from 01/01/2009 (next increase is 2034).



Features

- Fully integrated appliances
- Contemporary Roca sanitaryware
- Anti-slip flooring
- Carpets, curtains, blinds and light fittings included
- CCTV & 24-hour on-site staffing
- 1½ hours per week of domestic help included
- Door entry control and emergency call systems
- Lifts to all floors



Viewing

By appointment only. Please contact Emma Stretten, Resales Manager on **07508 715714**, Monday to Friday, 9.30am to 5.00pm, to arrange a convenient time to view.

Event fees when leaving or selling the property

When leaving or selling, a Deferred Development Payment is payable to the landlord: 3% of the selling price for occupancy up to 1 year, 4% for 1–2 years, and 5% for 2+ years. A Sales Administration Fee of 1.8% (inc. VAT) of the selling price is also payable, covering Freedom Living's estate agency services. Payable if external agents are used. Full details in *Key Facts* document at www.boughtonhall.com or from the Sales Team.

Energy performance

Energy efficiency rating D / 67% environmental impact of 1.5 tonnes of CO2 per annum (average household 6 tonnes per annum). A copy of the full Energy Performance Certificate is available upon request.



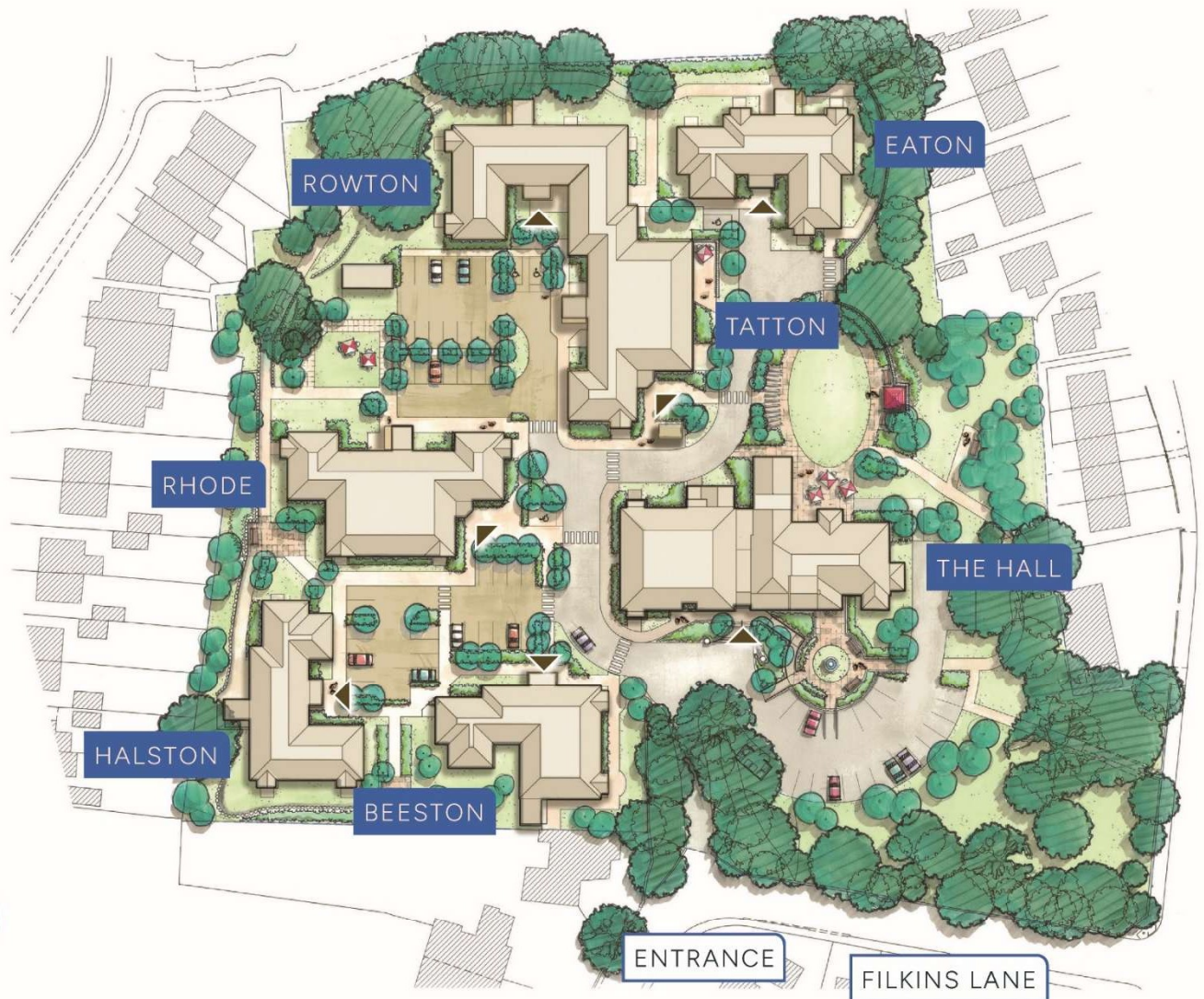
Floorplan

Approximate gross internal area: 59sqm – 640sqft



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Site map



Boughton Hall, Filkins Lane,
Chester, CH3 5EJ

01244 322785
sales@boughtonhall.com



Plans are not shown to scale and room dimensions are approximate, given at their maximum, and are indicative of this property type only. They are not intended to be used for carpet sizes, appliance sizes, or items of furniture. Property images are intended to be indicative of this property type only and all properties are sold as unfurnished. Some property images may be digitally staged to show how the apartment would look furnished.

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