



Apartment 7

A unique penthouse apartment with two spacious bedrooms and a study.

This beautiful property offers generous accommodation in the main hall with impressive views of the gardens.

115 sqm / 1240 sqft

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HALL

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Property Particulars

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Pre-owned apartment offered for re-sale:

- Penthouse Apartment 7 The Hall
- Boughton Hall, Filkins Lane, Chester, CH3 5BG
- Unique 2 Bedroom, 1 Study Penthouse Apartment
- Leasehold (125 years from 01/01/2009)
- £700,000 (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 immaculately presented two-bedroom and study, uniquely positioned corner penthouse with multi aspect view of the spectacular grounds has come to the market. This beautifully presented property offers spacious accommodation and is located in the superbly renovated listed 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

Large entrance hall housing a storage tank; and private storage cupboard adjacent to the property across a private landing. large open plan lounge/dining/entertaining area, with beautiful picture window overlooking the main lawn, large fully fitted kitchen with dining space and integrated appliances including oven, dishwasher, fridge-freezer, hob and extractor fan; spacious master bedroom with modern floor-to-ceiling fitted wardrobes; en-suite with walk-in shower, second large bedroom; large study featuring floor-to-ceiling hand crafted bookcase; separate bathroom with bath and mirror above the sink. The property benefits from brand new carpets and decorating throughout. All carpets, curtains, blinds and light fittings included.

Room Dimensions

Kitchen / Dining	4.1m x 3.1m	13' 5" x 10' 2"
Lounge	6.4m x 3.65m	21' 0" x 12' 0"
Bedroom 1	5.90m x 4.0m	19' 4" x 13' 1"
Bedroom 2	3.47m x 4.50m	14' 9" x 11' 5"
Study	3.23m x 2.65m	10' 6" x 8' 7"

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 F

Service charge and ground rent

The **service charge** is currently £829.51 monthly / £9,954.12 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).



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.



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

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.

Energy performance

Energy efficiency rating E / 53% environmental impact of 4.5 tonnes of CO2 per annum (average household 6 tonnes per annum). A copy of the full Energy Performance Certificate is available upon request.



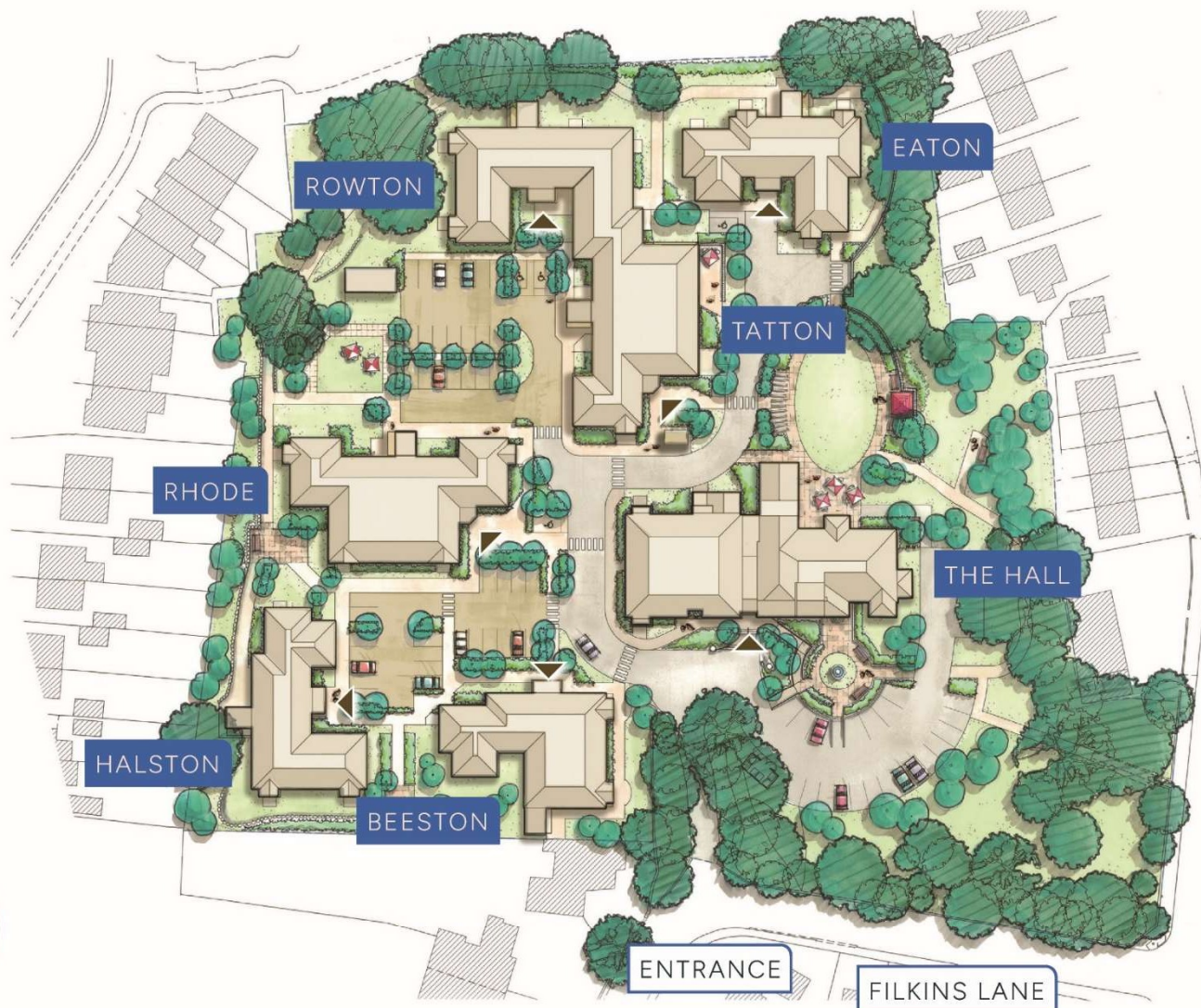
Floorplan

Approximate gross internal area: 115.2m² -1,240ft²



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Site map



Boughton Hall, Filkins Lane,
Chester, CH3 5EJ

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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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