

PROPERTY PARTICULARS

Pre-owned apartment offered for re-sale:

- Apartment 62 – Rhode
- Boughton Hall, Filkins Lane, Chester, CH3 5BG
- 2 Bedroom First Floor Apartment
- Leasehold (125 years from 01/01/2009)
- £430,000



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 first floor apartment. The corner location of this bright and sunny 2-bed apartment allows great views across the Development. It has been recently totally redecorated throughout and brand-new carpets fitted.

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

Spacious Entrance Hall with fully shelved storage cupboard and tank; large lounge/dining area with French doors opening with Juliet balcony; fully fitted kitchen with integrated appliances including Fitted Fridge/Freezer, Oven, Microwave, Electric hob. Extractor fan, Dishwasher, Washer / Dryer Main bedroom with floor-to-ceiling fitted wardrobes leading to en-suite with walk-in shower; second bedroom with floor to ceiling fitted wardrobe; Separate bathroom with bath and overhead shower. All carpets, curtain poles, and lights fittings included.

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

■ Kitchen	3050 x 2470mm	10' 0" x 8' 0"
■ Lounge/Dining	4450 x 4260mm	14' 6" x 13'10"
■ Main Bedroom	4730 x 3310mm	15' 5" x 10'10"
■ Bedroom 2	4450 x 2890mm	14' 6" 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
- All carpets, curtain poles and 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 £829.51 monthly / £9,954.12 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 C/71 environmental impact rating 2.2 tonnes of CO₂. A copy of the full Energy Performance Certificate is available upon request.

Viewing

By appointment only.

Please contact the Sales Office on 01244 322785, Monday – Thursday 9am to 5pm, 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 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.