PROPERTY PARTICULARS

Pre-owned apartment offered for re-sale:

- Apartment 32 Tatton
- Boughton Hall, Filkins Lane, Chester, CH3 5BG
- 2 Bedroom, First Floor Apartment
- Leasehold (125 years from 01/01/2009)
- £425,000 (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 first floor apartment has come to the market. This bright, beautifully presented corner property offers spacious accommodation and is in Tatton Building, close to the Main Hall and gardens.

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; large lounge/dining area with Juliet balcony offering beautiful corner views over the gardens and the Main Hall from one aspect and the cricket pitch from the other; fully fitted kitchen with integrated appliances including oven, dishwasher, washer-dryer, fridge-freezer, hob and extractor fan; spacious master bedroom with modern floor-to-ceiling fitted wardrobes; en-suite bathroom with large walk-in shower and mirrored storage above the sink; second large bedroom with views over the cricket fields; separate bathroom with bath with mixer taps. All carpets, curtains, blinds and light fittings included.

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

Kitchen	3010 x 2430mm	9’11” x 7’12”
Lounge/Dining	4260 x 4060mm	13’12” x 13’ 4”
Bedroom 1	4730 x 3710mm	15’ 6” x 12’ 2”
Bedroom 2	2890 x 4060mm	9’ 6” x 13’ 4”

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

Features

- Fully integrated appliances
- Contemporary Roca sanitaryware
- Anti-slip flooring
- Carpets, curtains, blinds 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 and 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.

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 C / 72% environmental impact of 2.1 tonnes of CO2 per annum (average household 6 tonnes per annum). A copy of the full Energy Performance Certificate is available upon request.

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.

Kitchen
2.94 x 2.40 m
Bedroom
4.72 x 3.63 m
Living Room
4.18 x 3.96 m
Hallway
4.09 x 2.39 m
Office
2.86 x 3.97 m
Bathroom
2.36 x 1.69 m
Bathroom
2.36 x 1.45 m