

PROPERTY PARTICULARS

Pre-owned apartment offered for re-sale:

- Apartment 49 – Rowton Building
- Boughton Hall, Filkins Lane, Chester, CH3 5BG
- One 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 and extremely bright and spacious top floor, one bedroom apartment with fantastic open views across the cricket fields and towards the Cheshire Hills. Located in Rowton Building, it offers easy access to the formal gardens and Main Hall. Construction of Rowton Building was completed in September 2011.

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 views over the cricket fields from French doors and Juliet balcony; fully fitted kitchen with integrated appliances including Fridge/Freezer, Oven, Free Standing Microwave, Dishwasher, Washer Dryer. Large bedroom with floor-to-ceiling fitted wardrobes, separate bathroom with large walk-in shower. The Apartment has been recently redecorated throughout. All Curtains, carpets and light fittings included.

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

■ Kitchen	2170 x 3340mm	7' 1" x 11' 0"
■ Lounge/Dining	4670 x 4570mm	15' 4" x 15' 0"
■ Bedroom 1	4130 x 3660mm	13' 7" x 12' 0"

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
- Floor-to-ceiling fitted wardrobes
- 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 one bed £731.69 monthly/£8,780.28 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 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.

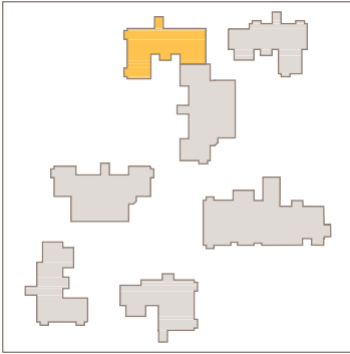
Viewing

By appointment only.

Please contact the Sales Office on 01244 322785, Monday to Thursday, 10.00am to 4.00pm, to arrange a convenient time.

ROWTON

Second floor



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Whilst we try to be as accurate as possible, room dimensions are maximum and indicative. Layouts are not shown to scale and have been 'handed' in some cases for illustration purposes. Note: All ground floor apartments have patio doors. Plans include indicative furniture layouts and for the avoidance of doubt such furniture is not included within the specification.

ROWTON

Apartment 49 1 Bedroom, Second Floor



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Kitchen	2.17m x 3.34m	7'1" x 11'0"
Lounge/dining	4.67m x 4.57m	15'4" x 15'0"
Bedroom 1	4.13m x 3.66m	13'7" x 12'0"
Approx gross internal area	59.5 m²	640 ft²

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SITE PLAN

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