

Apartment 22

A superbly located, two-bedroom ground-floor apartment with a private patio.

Located in our Tatton building, with views of the Main Hall and gardens.

82 sqm / 880 sqft | Rental

BOUGHTON HALL

LIVE WITH Freedom

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BoughtonHall.com

Property Particulars

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Two-Bedroom Apartment Offered for Rental:

- Apartment 22, Ground Floor, Tatton
- Boughton Hall, Filkins Lane, Chester, CH3 5BG
- **Total Monthly Cost: £3,762.51**
- Rent: £2,933 pcm
- Service Charge: £829.51 pcm



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 opportunity has arisen to rent this superbly located ground-floor apartment overlooking the formal gardens and with great views of the Main Hall. This bright and sunny two-bedroom apartment, in a prime peaceful corner of the village, has been recently redecorated throughout with a new, recently fitted kitchen and carpets, offering spacious accommodation.

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; extra built-in cupboard/cloakroom; spacious lounge/dining area with French doors opening onto a private patio area and main gardens; fully-fitted kitchen with integrated appliances (including oven, dishwasher, washer-dryer, hob, extractor fan); main bedroom with floor-to-ceiling fitted wardrobes and en-suite with walk-in shower; second bedroom; separate bathroom with bath and overhead shower and a fitted glass fronted storage cabinet. All carpets, curtains, blinds and light fittings included.

Room Dimensions

Kitchen	2.86m x 2.36m	9’ 5” x 7’ 9”
Lounge/Dining	4.75m x 5.04m	15’ 7” x 16’ 6”
Bedroom 1	4.07m x 3.72m	13’ 4” x 12’ 2”
Bedroom 2	4.07m x 3.80m	13’ 4” x 12’ 6”

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.

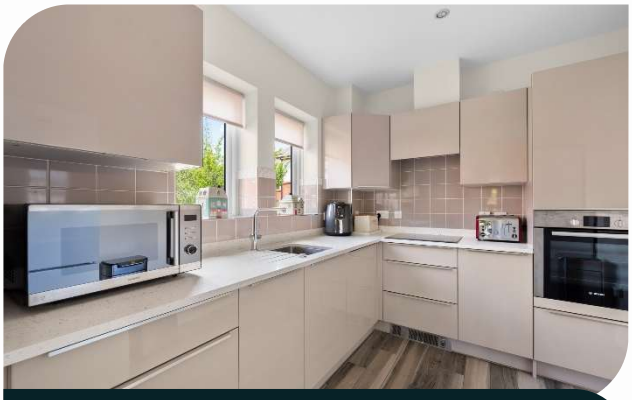
Local Authority and banding

Chester West and Chester Council, Band F

Rent and Service charge

The **rent** is currently £2,933 per calendar month.

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.



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, 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

What is an Assured Tenancy?

All rental properties are subject to an Assured Tenancy Agreement between the tenant(s) and the landlord, ERL (Chester) Limited of Scutches Barn, 17 High Street, Whittlesford, Cambridge, CB22 4LT: Registered in England & Wales, No. 10780048. An Assured Tenancy offers you the benefit of long-term security, with added flexibility. As this is a periodic, "no fixed term" agreement, should you wish to move, you can serve the landlord with two months' notice.

Energy performance

Energy efficiency rating C / 72% environmental impact of 2.9 tonnes of CO2 per annum (average household 6 tonnes per annum). A copy of the full Energy Performance Certificate is available upon request.

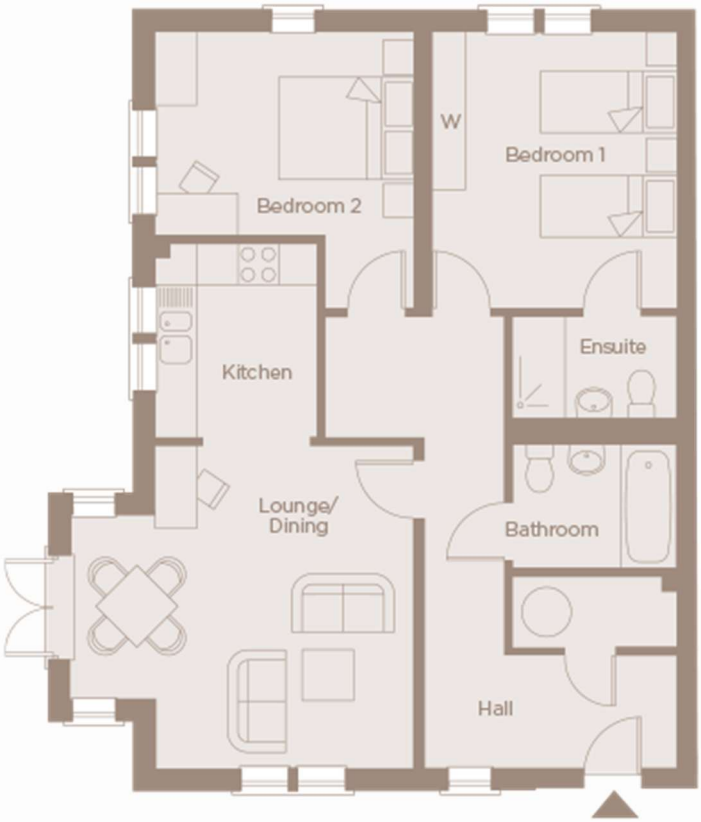




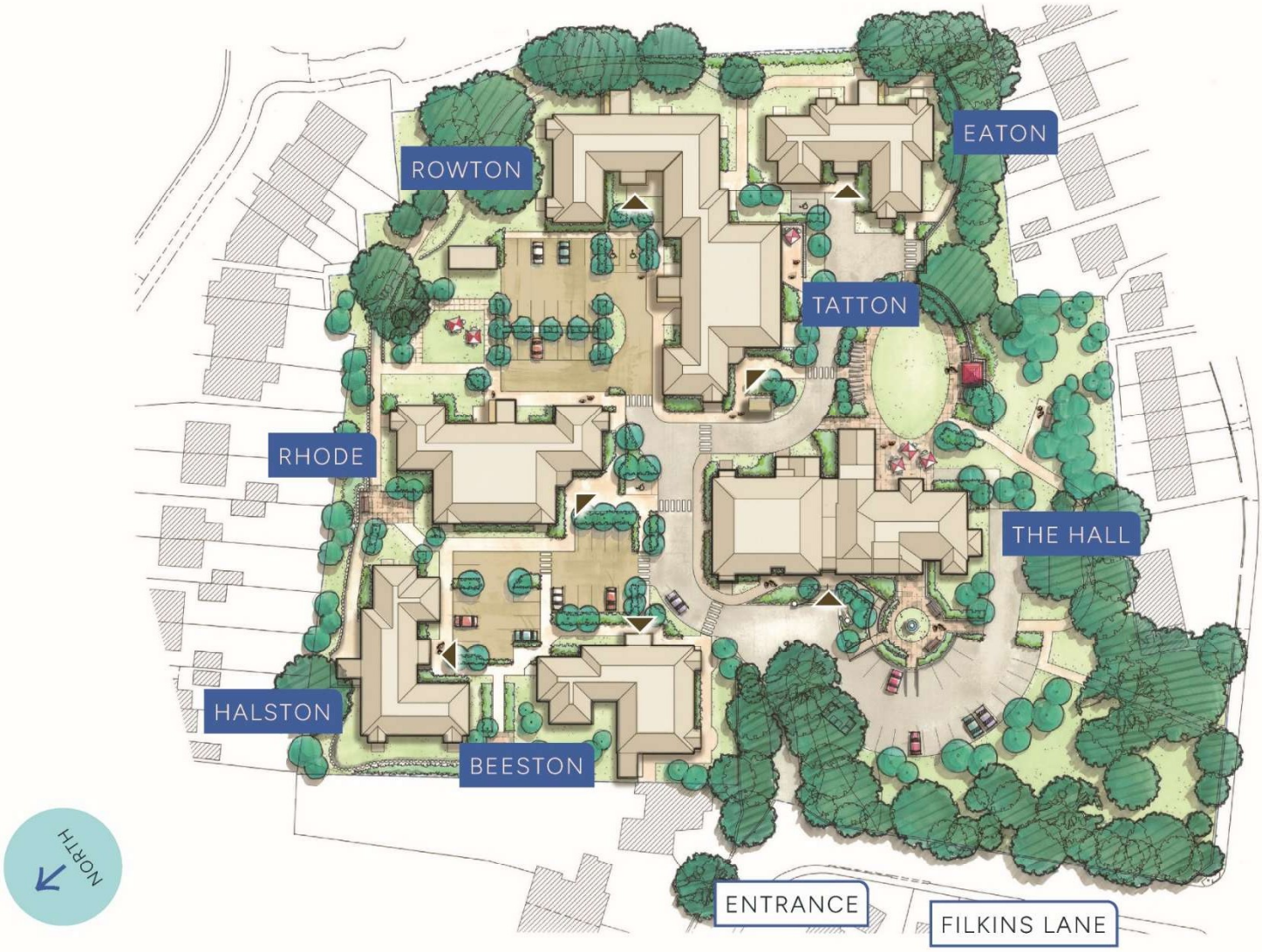


Floorplan

Approximate gross internal area: 82 sqm – 880 sqft



Site map



Boughton Hall, Filkins Lane,
Chester, CH3 5EJ

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sales@boughtonhall.com

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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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