

Apartment 63

A superbly located, two-bedroom first-floor apartment with leafy views.

Situated in our Rhode building, close to the Main Hall facilities and gardens.

75 sqm / 810 sqft

BOUGHTON HALL

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Property Particulars

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Pre-owned apartment offered for re-sale:

- Apartment 63, Rhode
- Boughton Hall, Filkins Lane, Chester, CH3 5BG
- 2 Bedroom, First Floor Apartment
- Leasehold (125 years from 01/01/2009)
- £399,950 (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 opportunity has arisen to purchase this superbly located first-floor apartment overlooking the formal gardens in a peaceful part of the village. This well-positioned two-bedroom apartment enjoys dual-aspect views from windows and a Juliet balcony in the large open-plan living/dining area and has been recently redecorated throughout.

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 built-in store and tank; spacious dual-aspect lounge/dining area with Juliet balcony; fully-fitted kitchen with integrated appliances (including oven, microwave, dishwasher, 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 a fitted mirror. All carpets, curtains, blinds and light fittings included.

Room Dimensions

Kitchen	3.05m x 2.47m	10’ 0” x 8’ 0”
Lounge/Dining	4.45m x 4.27m	14’ 6” x 13’ 10”
Bedroom 1	4.73m x 3.32m	15’ 5” x 10’ 10”
Bedroom 2	4.45m x 2.89m	14’ 6” x 9’ 5”

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 E

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.



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

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 / 68% environmental impact of 0.7 tonnes of CO2 per annum (average household 6 tonnes per annum). A copy of the full Energy Performance Certificate is available upon request.

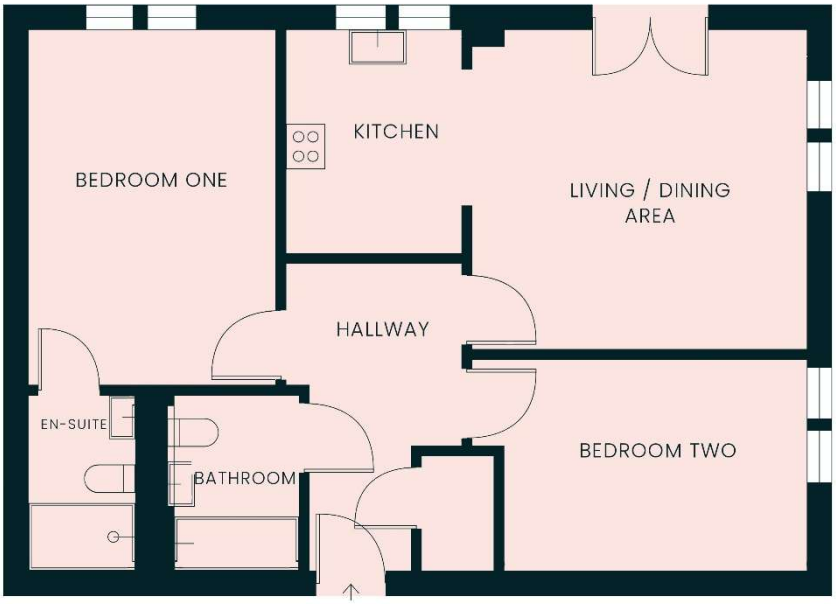




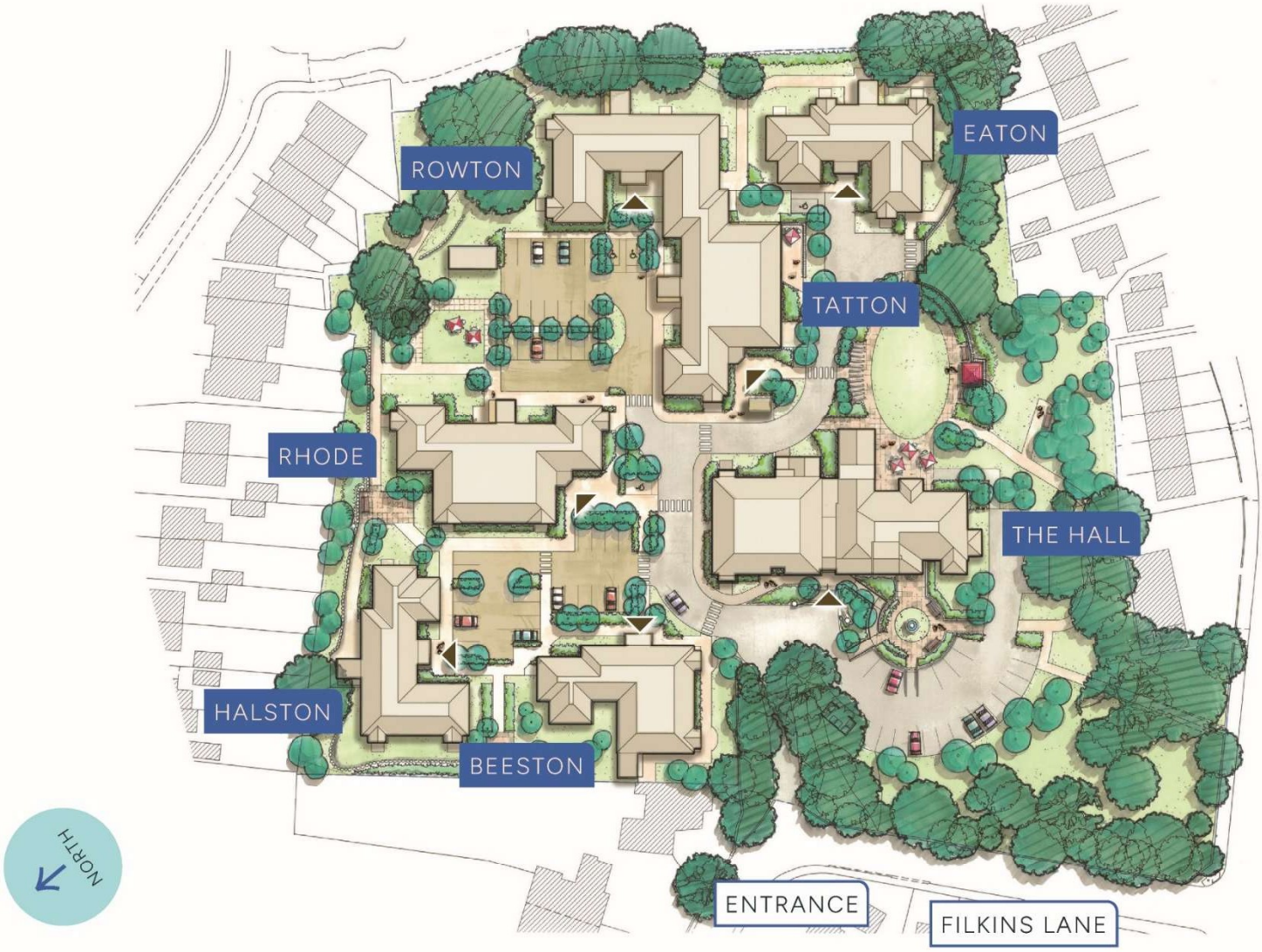


Floorplan

Approximate gross internal area: 75 sqm – 810sqft



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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