# PROPERTY PARTICULARS

**Pre-owned apartment offered for re-sale:**

- Apartment 22 – Tatton

- Boughton Hall, Filkins Lane, Chester, CH3 5BG

- 2 Bedroom, Ground Floor Apartment

- Leasehold (125 years from 01/01/2009)

- Offers over £410,000 (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 just under a mile away.

## Description

An opportunity has arisen to purchase this superbly located ground floor apartment overlooking the formal gardens and with great views of the Main Hall. This bright and sunny 2-bedroom apartment, in a prime peaceful corner of the village, has been recently redecorated 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.

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

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|---|---|---|---|---|---|
| Kitchen | 2860 x 2369mm | 9' 5" | x | 7' | 9" |
| Lounge/Dining | 4750 x 5040mm | 15' 7" | x | 16' | 6" |
| Bedroom 1 | 4070 x 3720mm | 13' 4" | x | 12' | 2" |
| Bedroom 2 | 4070 x 3800mm | 13' 4" | x | 12' | 6" |

For more information contact 01244 322785 or visit www.erl.uk.com

## 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.

## Features

- Fully integrated appliances
- Contemporary Roca sanitaryware
- Anti-slip flooring
- All fitted furniture, 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 2.9 tonnes of $CO_2$ 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.