

CHANGING HOME



15 Boundary Court | | Boughton | CH3 5ET

£240,000

A superbly located, spacious, stylish and very well appointed 2 bedroom 2 bathroom first floor apartment with superb views across Chester Boughton Hall Cricket Club. With allocated parking, attractive communal gardens and gas central heating. Ideal for an investor or owner occupier. NO ONWARD CHAIN.

Property Description

LEASE DETAILS

The property holds the residue of a 999 year lease from 2006. We understand the service charge is currently around £90 per month. There is no ground rent payable.

LOCATION

The apartment is set as part of a small, modern and sought after development adjacent to Boughton Hall cricket ground. There are local shops and pubs within a short walk. Chester City Centre is within walking distance and the main road network is easily accessed via the A55.

HALL

A spacious hallway has a large UPVC bay window that allows space to use potentially as a study/office area. Wood effect laminate floor, radiator, built in store cupboard and recessed spotlights.

LOUNGE/KITCHEN/DINER

24' 4" x 14' 0" (7.42m x 4.27m) max. The lounge area has a UPVC double glazed bay window onto a Juliet Balcony giving superb views over the cricket ground. 2 radiators and wood effect laminate floor.

The Kitchen has a range of fitted floor and wall units with granite worktops and a stainless steel sink unit. Ceramic hob with oven below and stainless steel extractor hood over. Tiled floor and recessed spotlights. Integral dishwasher and washing machine. Space for a fridge/freezer. 2 UPVC double glazed windows

BEDROOM 1

13' 5" plus bay x 9' 7" (4.09m x 2.92m) With UPVC double glazed bay window with views over the cricket fields. Radiator.

EN-SUITE

With a white suite of a WC, wash hand basin on a vanity unit and shower cubicle. Wood effect laminate floor. heated towel rail, recessed spotlights and extractor fan.

BEDROOM 2

13' 5" x 9' 9" (4.09m x 2.97m) With two UPVC double glazed windows with views over the cricket fields. Radiator.

BATHROOM

6' 11" x 5' 10" (2.11m x 1.78m) With a white suite of a WC, wash hand basin on a vanity unit and a P shaped bath with shower and screen. frosted UPVC double glazed window, heated towel rail



and recessed spotlights.

PARKING

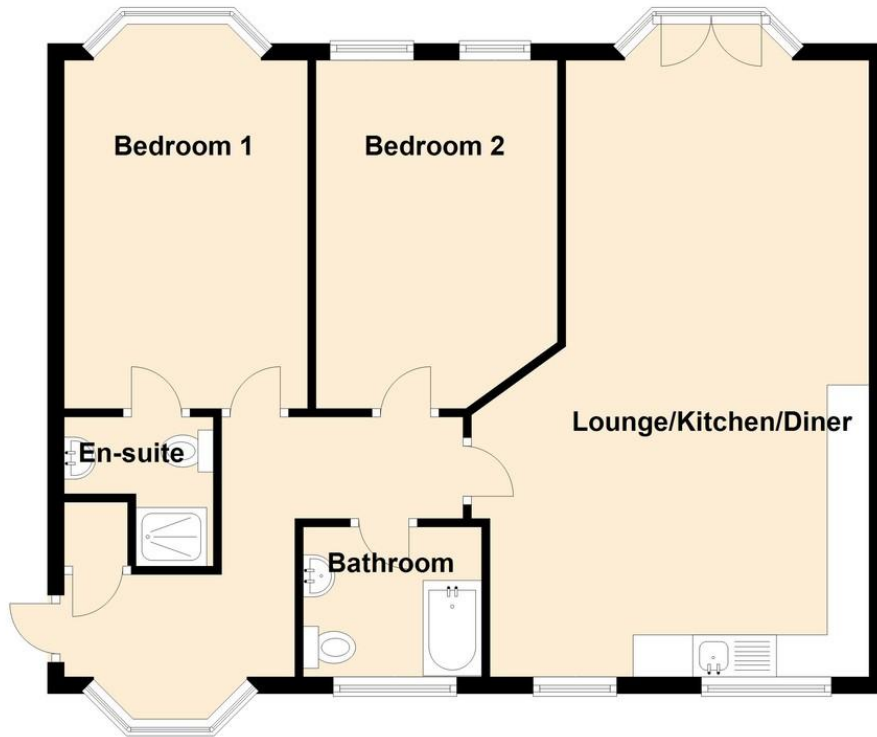
The apartment has an allocated parking space and use of the visitor spaces.

COMMUNAL FACILITIES

There is a lovely communal garden adjacent to the apartment that backs onto the cricket ground. There is also a large brick built cycle shed.



Ground Floor



for illustration only not to scale
Plan produced using PlanUp.

Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

www.changing-home.co.uk
jeremy@changing-home.co.uk
01244 345664

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements