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Asking Price £179,999 Leasehold

1 Bedroom, Apartment - Retirement

3, Eaton Lodge Hoole Road, Chester, Cheshire, CH2 3QY

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Eaton Lodge

Eaton Lodge is a beautiful development of 33 one and two bedroom retirement apartments in the suburb of Hoole, just 1 mile east of Chester's city centre. Chester is one of the oldest and most complete walled cities and considered one of the jewels in Britain's crown.

Eaton Lodge is named after Eaton Hall, The country house of the Duke of Westminster. The city is full of history with truly stunning architecture, great shops, parks and restaurants and home to the famous 1897 Eastgate Clock which forms part of the city walls.

Hoole's main shopping area on Faulkner Street is just a few hundred yards down the road with everything from grocery shops, hairdressers, banks and a doctor's surgery. Public transport is excellent with a bus stop right outside the Lodge, UK rail links from the city centre and both Manchester and Liverpool John Lennon Airports close by.

The Lodge Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Eaton Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Eaton Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Eaton Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this one bedroom ground floor apartment with direct access onto a private patio leading onto the communal garden. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture with a useful storage cupboard and feature electric fireplace with attractive surround. A door opens onto the patio area.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a further storage cupboard located in the hallway.



# Features

- One bedroom ground floor retirement apartment
- Own Patio area overlooking the communal gardens
- No forward chain
- Good decorative order
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- Fully equipped laundry room
- Owners private car parking
- Stunning Communal Gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service Charge (Year Ending 31st May 2025):  
£3,443.68 per annum.

Ground rent £664.62 per annum. To be reviewed in  
October 2028

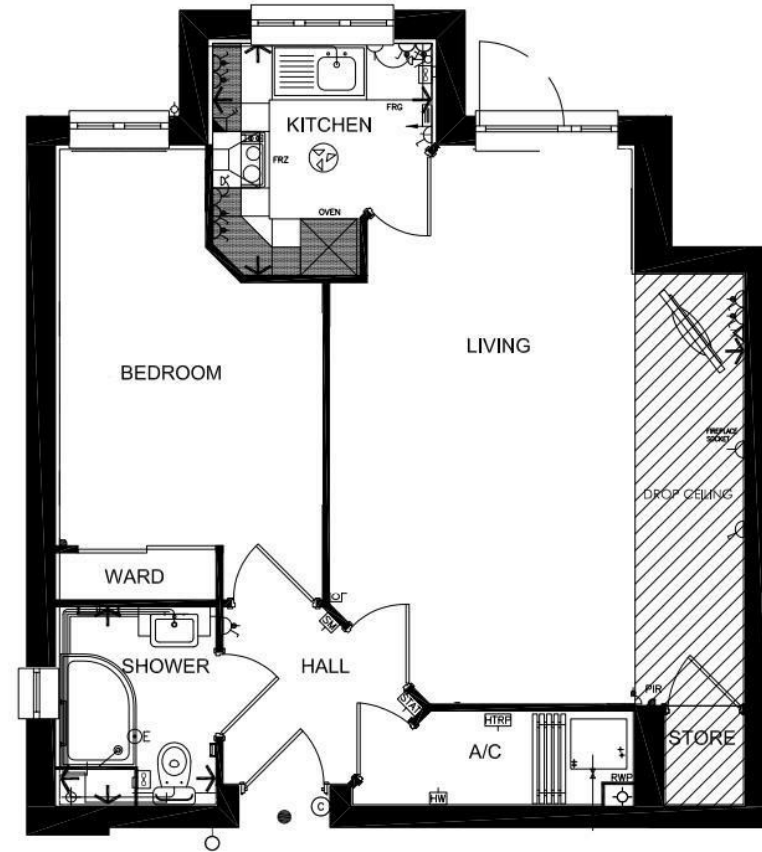
Council Tax Band C

125 year lease commencing 2014

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, air source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion on the sale of the property.



Living	Width	14'-5" [4405] max	Length	19'-4" [5890] max
Kitchen	Width	7'-8" [2325] max	Length	8'-1" [2465] max
Shower Room	Width	5'-5" [1655] max	Length	6'-11" [2100] max
Bedroom	Width	9'-1" [2760] max	Length	max

EPC Rating: C

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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