

CHANGING HOME



Boundary Court | Boughton | Chester | CH3 5ET

£295,000

An outstanding two double bedroom two bathroom ground floor apartment overlooking Boughton Hall Cricket Club. The property is part of a small sought after development and has been fully refurbished by the current owners to the highest standard and now presents a beautifully appointed home. Allocated parking and use of attractive garden immediately to the front of the apartment. Viewing a must.

Property Description

PROPERTY NOTES

The current owners have within the last 4 years completed a comprehensive refurbishment of the apartment. this includes: Bespoke fitted kitchen, 2 new bathroom suites, new flooring throughout, entirely new heating system (with Hive), new internal doors and fitted blinds. Full fibre broadband.

LEASE DETAILS

The property is held on the remainder of a 999 year lease from 2006. We understand the service charge is currently around £110 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 along the canal and the main road network is easily accessed via the A55. Waitrose and Aldi are also reached within a short walk.

HALL

With Karndean floor, radiator, built in store cupboard and UPVC double glazed bay window.

KITCHEN/LOUNGE/DINER

24' 4" x 14' 0" (7.42m x 4.27m) max. With a stunning kitchen fitted by DeNovo Kitchens. With an extensive range of fitted floor and wall units. Quartz worktops. 1 1/2 stainless steel sink unit. Neff combi oven and conventional oven. Wine chiller and wine rack. Neff hob with stainless steel extractor over. Neff washer/dryer and Neff dishwasher. Space for an American style fridge/freezer. Wall mounted Worcester combi boiler. Recessed spotlights and UPVC double glazed window.



The room has Karndean floor throughout and 2 radiators. There are also full length UPVC double glazed windows and double doors onto the communal garden and with beautiful views across the cricket ground.

BEDROOM 1

13' 5" plus bay x 9' 7" (4.09m x 2.92m) With fitted wardrobes, radiator and UPVC double glazed window with views over the cricket ground.

EN-SUITE

An attractive white suite of a WC and wash hand basin on a vanity unit. Shower cubicle. Tiled floor and fully tiled walls. Recessed spotlights, heated towel rail and extractor fan.

BEDROOM 2

13' 5" x 9' 9" (4.09m x 2.97m) With fitted wardrobes, radiator and UPVC double glazed window with views over the cricket ground.

BATHROOM

6' 11" x 5' 10" (2.11m x 1.78m) An attractive white suite of a WC, wash hand basin on a vanity unit and panelled bath with shower over. Tiled floor and fully tiled walls. Recessed spotlights, heated towel rail and extractor fan. Frosted UPVC double glazed window.

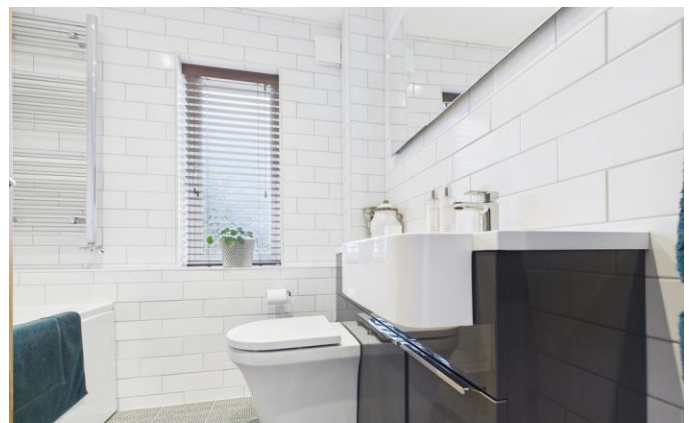
PARKING

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

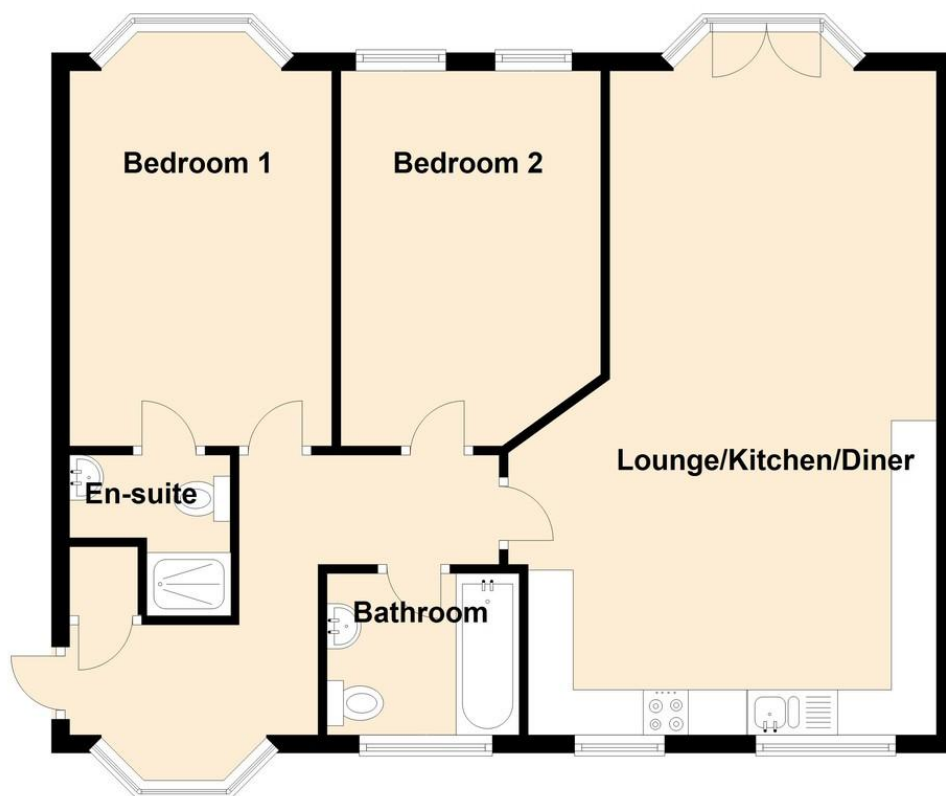
COMMUNAL FACILITIES

There is a lovely communal garden with patio and lawn immediately to the rear of the apartment that backs onto the cricket ground. There is also a gate from the garden onto the ground.

There is also a large purpose built brick built cycle shed.



Ground Floor



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

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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