



APARTMENT 6

Boughton Hall, Boughton, Chester

Rickitt
Partnership

Elegant one bedroom retirement apartment

Luxury development for the over 55s ♦ Spacious apartment ♦ First floor ♦ One bedroom ♦ Living room ♦ Breakfast kitchen ♦ Shower room ♦ 17th Century original hall ♦ Lift access ♦ Ample off road parking ♦ CCTV & 24 hour on site staffing ♦ 1.5 hours per week of domestic help included ♦ NO CHAIN ♦ EPC D

Description

A delightful one bedroom apartment on the first floor of this luxury retirement development with its own lounge/bar, restaurant, library, hair & beauty salon, hobbies room and gym. This well kept apartment is within Boughton Hall, a 17th century hall set in four acre grounds close to local shops and Chester city centre. The flat has a living room, breakfast kitchen and good sized shower room. To the outside, there is ample parking and a delightful garden to the rear.

Entrance Hall

Large walk in cupboard with shelving and housing hot water cylinder. Coved ceiling. Electric radiator.

Living Room

Large window to rear overlooking well kept grounds and garden. Window to side. Coved ceiling. Electric radiator. Open to:

Breakfast Kitchen

Range of wall and base units with granite effect work surface above with one and half bowl stainless steel sink unit with mixer tap. Integrated Indesit dishwasher. Integrated Hotpoint washing machine. Bosch four ring electric hob with exterior fan above. Floor to near ceiling unit with Bosch electric oven and





Bosch microwave. Floor to near ceiling unit housing fridge/freezer. Tiled splashbacks. Space for table and chairs.

Bedroom One

Window to rear. Coved ceiling. Walk in wardrobe area. Electric radiator.

Shower Room

Walk in shower area, low level WC and hand wash basin with mixer tap. Tiled walls. Wall mounted heated towel rail.

Outside

To the front of the hall there are ample parking areas for owners and visitors. To the rear of the hall is a well kept garden area, which is mainly laid to lawn with well stocked borders and a large paved terraced area.

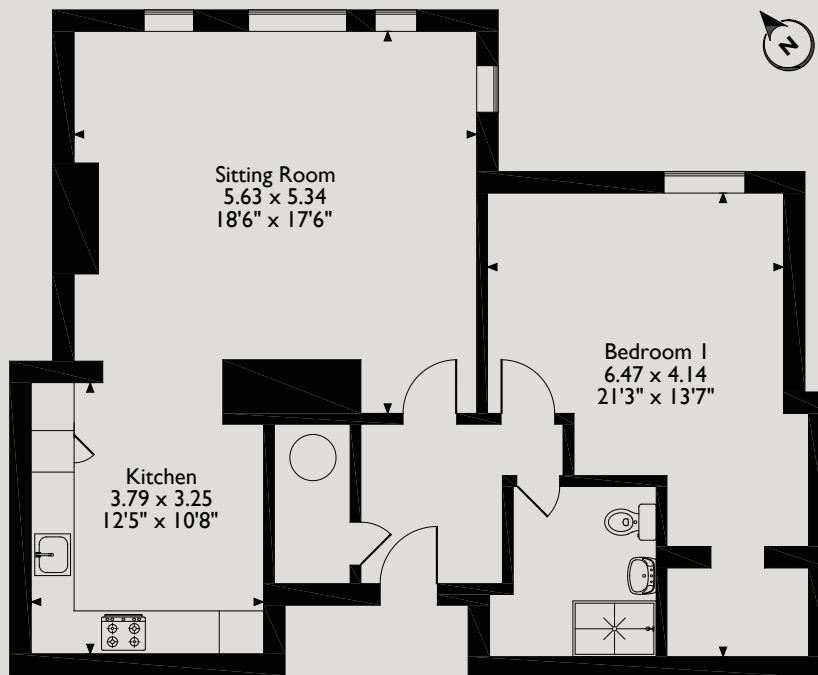
Property Information

The council tax is band D. We understand the property is leasehold with 125 years from 01/01/2009. The service charge is £731.69 per month, this covers external buildings maintenance, external cleaning of windows, building insurance, refuse collection, all communal area maintenance, daily concierge service, garden & grounds maintenance, 24 hour on site staffing and 1.5 hours domestic help per week. The ground rent is £350 per year, doubling every 25 years from 01/01/2009. With mains water, electricity and mains drainage connected. Electric heating and hot water.



Floorplans

Approximate Gross Internal Area
77 Sq M/829 Sq Ft



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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