

# CHANGING HOME



Filkins Lane | | Chester | CH3 5BG

£425,000

This two Bedroom Ground Floor Apartment is beautifully presented throughout having been totally redecorated and new carpets fitted. There is easy access to the Main Hall with all the facilities and to the formal gardens. Construction of the Main Hall was completed in 2009.

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 fireplaces dated 1655

# Property Description

## 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 to just under a mile away



## ACCOMADATION

Entrance hall with fully shelved built-in store and tank; Spacious lounge/dining area with French doors opening on to a private patio Fully-fitted kitchen with integrated appliances (including oven/microwave, dishwasher, washer-dryer, fridge-freezer, hob, extractor fan); Spacious Main bedroom and access to En-Suite with walk-in shower; Good size second bedroom; separate bathroom with bath and overhead shower. All new carpets and light fittings included. See floor plan attached or download from link on website under Availability.



## KITCHEN

7' 10" x 10' 7" (2.39m x 3.23m)

## LOUNGE/DINING

11' 10" x 18' 7" (3.61m x 5.66m)

## BEDROOM ONE

11' 10" x 12' 4" (3.61m x 3.76m)

## BEDROOM TWO

9' 5" x 14' 7" (2.87m x 4.44m)

## 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 BRANDING

Chester West and Chester Council, Band E

## 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](http://www.boughtonhall.com).

#### **ENERGY PERFORMANCE**

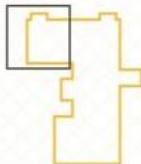
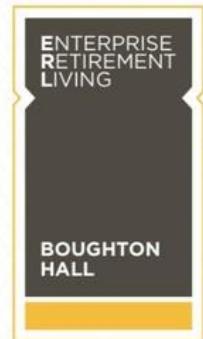
Energy efficiency rating D / 64% environmental impact of 0.9 tonnes of CO2 per annum (average household 6 tonnes per annum). A copy of the full Energy Performance Certificate is available upon request.

#### **VIEWING ARRANGEMENTS**

By appointment only.  
Please contact the Sales Office on 01244 322785, Monday to Thursday, 10.00am to 4.00pm, to arrange a convenient time.

## ROWTON

### Apartment 43 2 Bedroom, Ground Floor



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#### Tenure

Leasehold

#### Council Tax Band

#### 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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Chester  
Cheshire  
CH1 1RS

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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 and 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