

Asking Price £150,000 Leasehold

1 Bedroom, Apartment - Retirement

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

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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.







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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

Churchill Sales and Lettings are delighted to be marketing this wonderful one bedroom first floor apartment. The property is situated in a South-Westerly facing position and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a Juliet balcony with lovely views of the communal gardens.

The Kitchen is accessed via the Living room and offers a range of modern 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, fridge and freezer. Windows provide light and ventilation.

The Bedroom is a good sized double room with built in mirrored wardrobe. There is plenty of space for additional furniture if required and large window keeps this lovely bedroom bright and airy.

The Shower room offers a curved shower with handrail, a WC, heated towel rail and wash basin with vanity until beneath.

Perfectly complementing this lovely apartment is a useful storage cupboard located off the Hallway.

Call us today to book your viewing at Eaton Lodge!







Features

- One bedroom first floor apartment with Juliet balcony and garden views
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Fully equipped laundry room
- Buggy store and charging point
- Lift to all floors
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 31st May 2027): £3,508.34 per annum

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

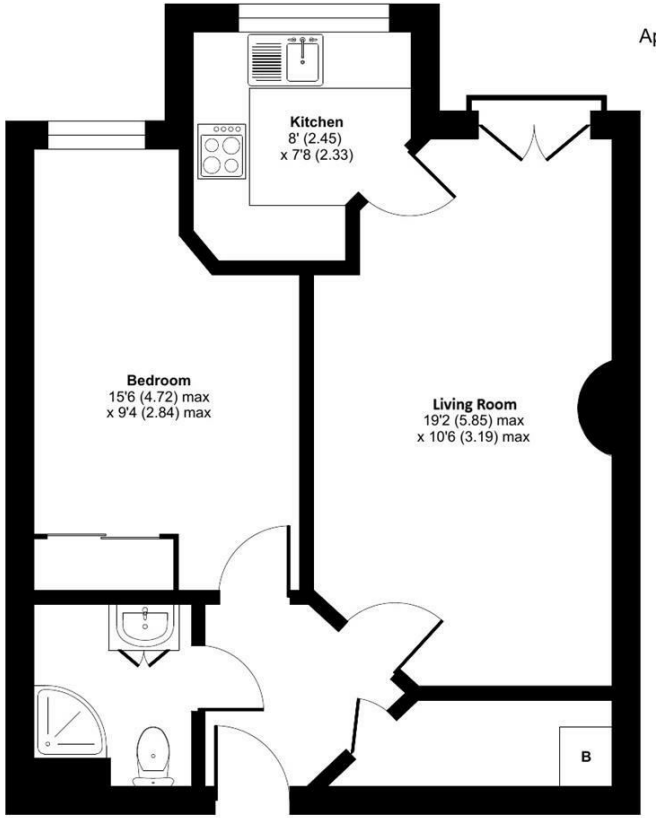
Council Tax Band C

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.

EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1404780

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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