



22 BOUGHTON HALL, FILKINS LANE, CHESTER

£410,000

- TWO BEDROOM RETIREMENT PROPERTY
- GROUND FLOOR
- MODERN KITCHEN
- SET IN LANDSCAPED GARDENS AROUND A GRAND GRADE II LISTED HALL
- 24-HOUR ON SITE STAFF
- OVER 55'S ONLY

DWELL

22 BOUGHTON HALL, FILKINS LANE, CHESTER

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BED BATH RECEPTION

Set within the beautifully landscaped, four-and-a-half-acre grounds of Boughton Hall, Apartment 22 offers a rare opportunity to enjoy independent living in one of Chester's most prestigious retirement villages. For sale with the advantage of no onwards chain, this property is ideally located and offers effortless access to local amenities, including a nearby shopping parade and the Heath Lane Medical Centre. The vibrant city of Chester, with its rich array of shops, restaurants, and excellent transport links, lies less than a mile away.

This ground floor apartment enjoys a prime position in a sunny and peaceful corner of the village, boasting picturesque views of the formal gardens and convenient proximity to the Main Hall. Tastefully decorated and immaculately maintained, the spacious two-bedroom residence offers elegant, high-quality living throughout.

At the heart of the community is the 17th-century Boughton Hall, a beautifully restored building that retains its historic charm. Featuring tall sash windows, high ceilings, a Georgian arch, and an original 1655 fireplace, the Hall offers a stunning backdrop to a range of exceptional communal facilities. These include a residents' lounge and bar, restaurant, library, hair and beauty salon, gym, and hobbies room-creating a welcoming

space for both relaxation and social connection.

Upon entering the apartment, you are welcomed by a bright and airy hallway with full-height fitted cupboards-ideal for coats, shoes, and everyday storage. A convenient cloakroom sits directly opposite the entrance, housing additional fitted cabinetry, shelving, the electrical consumer unit, and hot water tank.

The generously proportioned lounge and dining area is bathed in natural light from dual-aspect windows and features French doors that open onto a private patio area and the landscaped gardens beyond.

A recently installed John Lewis kitchen sits just off the main living area, finished with elegant natural stone worktops and fitted with high-spec integrated appliances including an oven, hob, extractor, dishwasher, and washer-dryer.

The main bedroom is a luxurious retreat, featuring floor-to-ceiling modern fitted wardrobes and an en-suite shower room complete with a walk-in shower and stylish Roca sanitaryware. The second bedroom is also generously sized, with dual-aspect windows creating a light and inviting atmosphere.

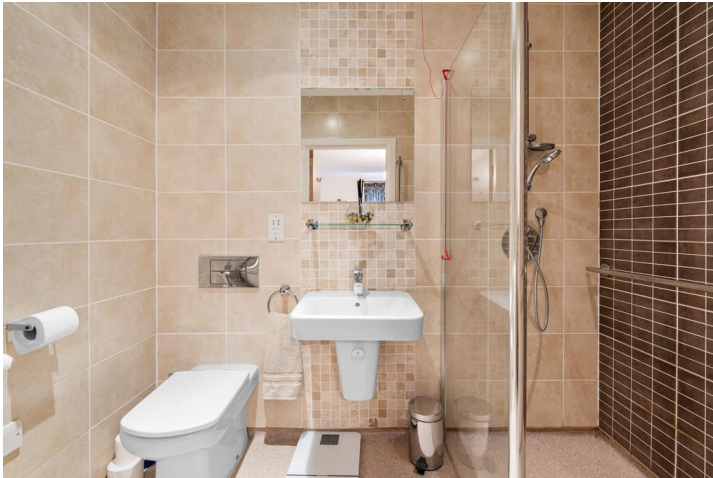
The main bathroom includes a full-size bath with overhead mixer shower and a large mirrored, built-in storage cabinet. The apartment is offered with all carpets, curtains, blinds, and light fittings included-ready to move in and enjoy.

Don't miss the opportunity to secure a beautifully appointed apartment in one of Chester's most exclusive retirement communities. Contact us today to arrange a viewing.

Event Fees on Sale or Departure

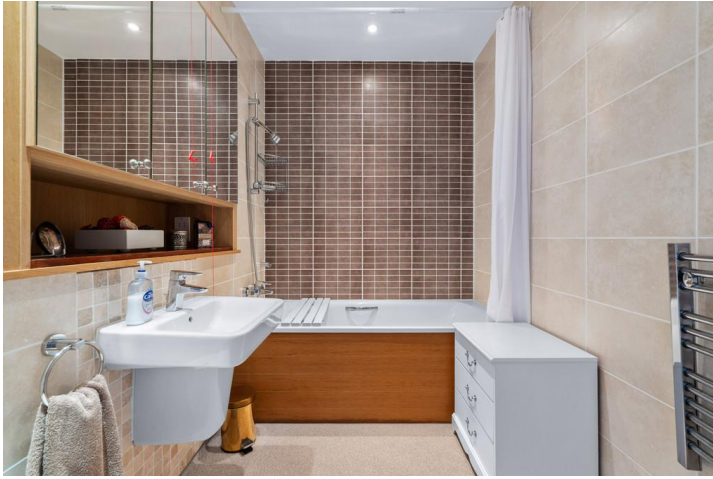
A Deferred Development Payment is payable to the freeholder, ERL (Chester) Limited, upon leaving or selling the property. This is calculated at 3%, 4%, or 5% of the sale price, depending on the length of occupancy (up to 1 year, 1-2 years, or over 2 years, respectively). In addition, a Sales Administration Fee of 1.8% of the sale price (including VAT at 20%) is also payable to the freeholder.





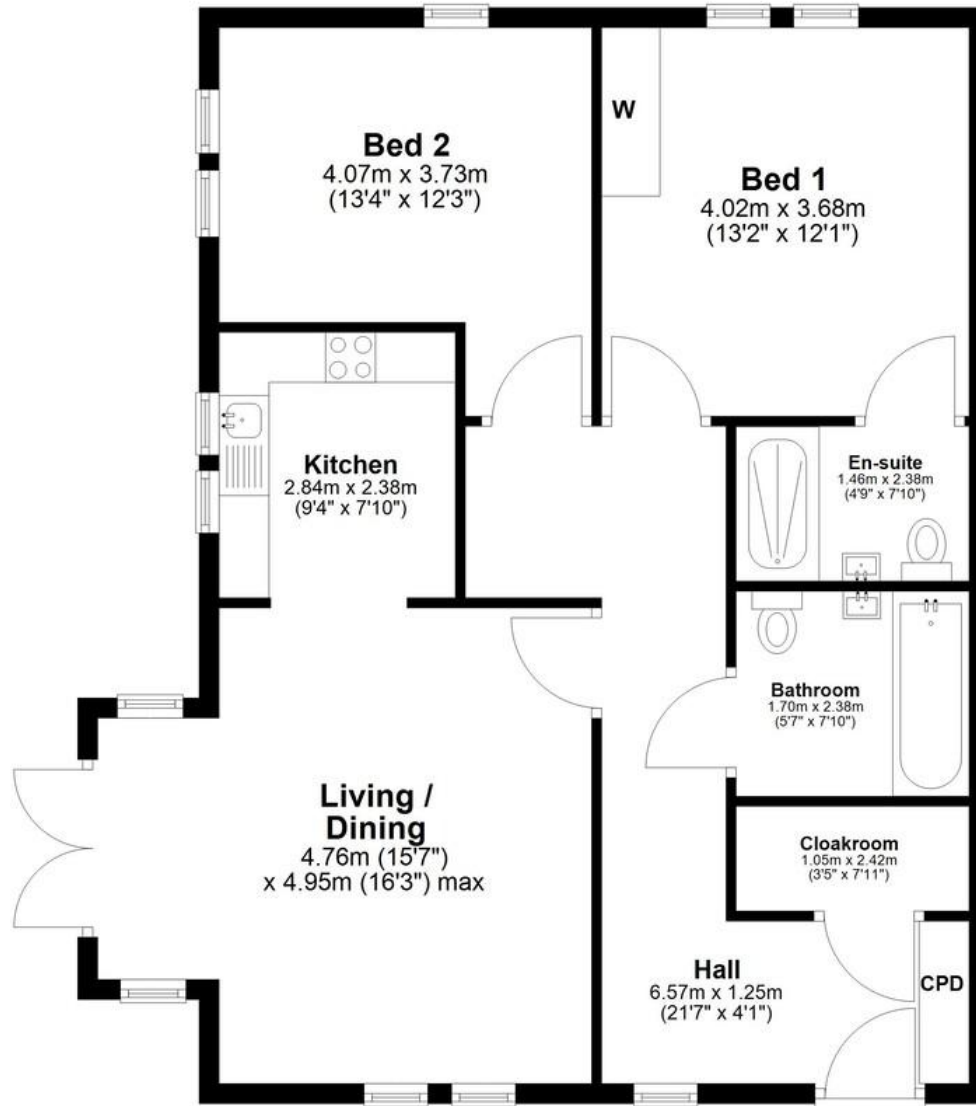
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Apartment 22



TOTAL FLOOR AREA 889 sq ft / 83 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX

Band F

LOCAL AUTHORITY

Cheshire West and Chester Council

TENURE

Leasehold (109 Years)

SERVICE CHARGE (PA)

£9,954

GROUND RENT (PA)

£350

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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