



## APARTMENT 22, BOUGHTON HALL, CHESTER

OFFERS OVER £425,000

- 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

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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. Ideally located, it 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.

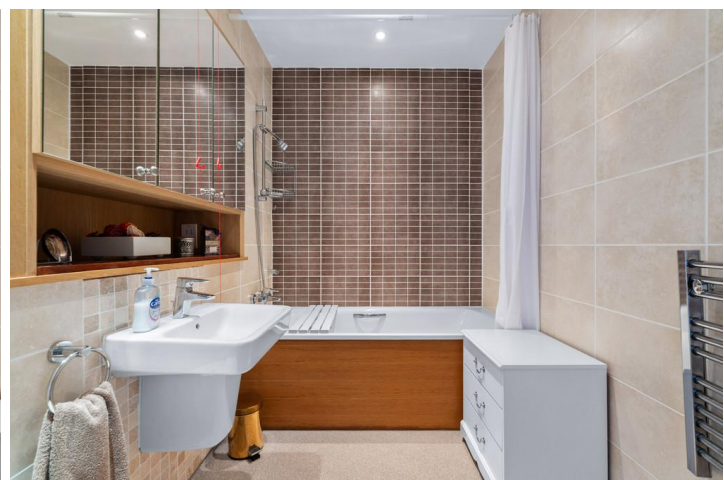
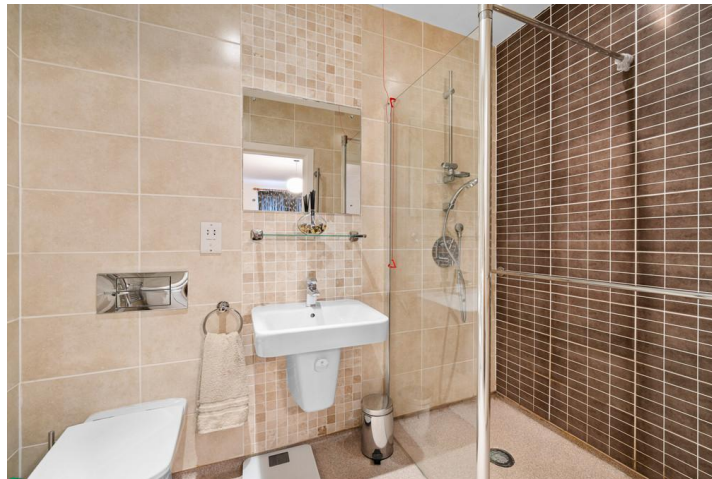
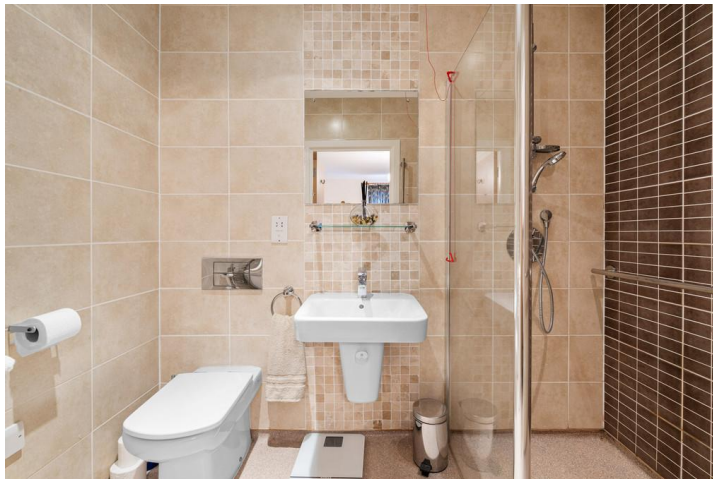
The main bathroom includes a full-size bath with overhead mixer shower and a large mirrored, built-in storage cabinet. The apartment is offered with all carpets, curtains, blinds, and light fittings included-ready to move in and enjoy.

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

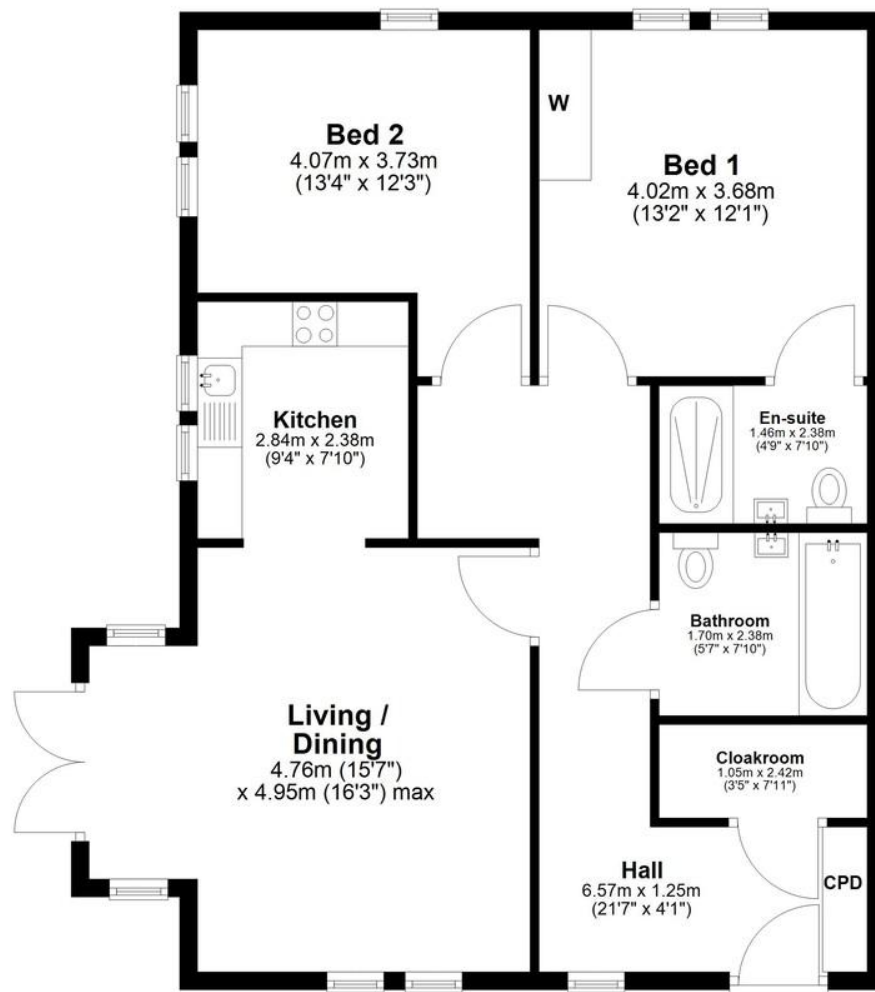
A Deferred Development Payment is payable to the freeholder, ERL (Chester) Limited, upon leaving or selling the property. This is calculated at 3%, 4%, or 5% of the sale price, depending on the length of occupancy (up to 1 year, 1–2 years, or over 2 years, respectively). In addition, a Sales Administration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







## Apartment 22



### TOTAL FLOOR AREA

889 sq ft / 83 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

### COUNCIL TAX

Band F

### LOCAL AUTHORITY

Cheshire West and Chester Council

### TENURE

Leasehold (109 Years)

### SERVICE CHARGE (PA)

£8,973

### 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		

### OFFICE CONTACT INFO

Urban Sale and Let  
19 Charles Street  
Hooles  
Chester  
Cheshire  
CH2 3AY

01244 886 636

info@urbansaleandlet.co.uk  
www.urbansaleandlet.co.uk