

Asking Price £210,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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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 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 GROUND FLOOR
RETIREMENT APARTMENT WITH PATIO**

This delightful one bedroom ground floor apartment is presented in very good order throughout and is conveniently located near the Owner Lounge, Laundry Room and Guest Suite. The property is offered with vacant possession and no onward chain.

The Living Room offers ample space for living and dining room furniture. A French door opens to a patio area with lovely views over the communal gardens and windows fill the room with natural light.

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. A window provides 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 desired and large window keeps this lovely bedroom bright and airy while also providing those lovely garden views.

The Shower room offers a large walk-in wet room shower with a handrail and a fold down shower seat, a WC, wash hand basin and a heated towel rail.

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

Call us today to book your viewing!







Features

- One bedroom ground floor apartment with patio 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
- 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
- Heating included in the service charge







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 D

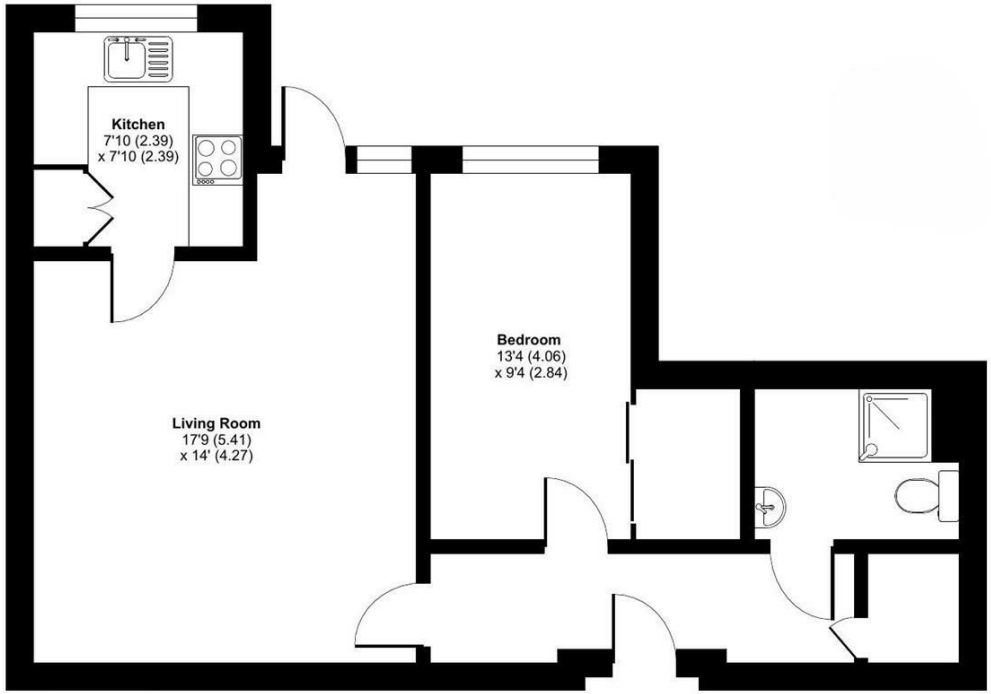
125 year lease commencing 2014

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 air source heating, Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager.

Approximate Area = 545 sq ft / 50.6 sq m

For identification only - Not to scale



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: 1538224

EPC Rating: D

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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