

Cavendish

RESIDENTIAL

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Curzon Park North

Chester, Cheshire CH4 8AR

£750,000

An elegant first floor apartment benefiting from spectacular views over the River Dee, Chester Racecourse and the City skyline beyond. The property forms the upper half of a Grade II Listed 19th Century period residence in Chester's prime residential area. The accommodation briefly comprises: Reception hall, drawing room, kitchen with dining area and balcony, cloakroom, walk in store. Three bedrooms, three bathrooms/two ensuite, study/bedroom four. Parking approached through electronically operated security gates.

www.cavendishresidential.com

Curzon Park is generally considered to be one of Chester's foremost residential locations, being conveniently situated within easy walking distance of the City centre via the footbridge through the Dingle. Additional local shopping facilities are available in Handbridge, Westminster Park and Saltney. There is primary and secondary schooling close at hand, including the renowned King's and Queen's Independent Schools. Leisure facilities include local golf courses, tennis club, squash court and the Northgate Arena Leisure Centre in Chester. The Chester Business Park is within a few minutes' drive and easy commuting is available to all surrounding centres of commerce and industry via the M53 which leads to the motorway network and the A55 North Wales Trunk Road.

The detailed accommodation has been most tastefully refurbished to a particularly high standard with stylish contemporary fittings but retaining a number of period features, comprises:

PORTICO ENTRANCE

Leading to:

COMMUNAL ENTRANCE HALL

Access to two apartments. A part glazed door leads to a Private Lobby and stairs to the Top Floor Apartment. Tiled flooring and ornate cornicing.

LANDING

Particularly attractive staircase with mahogany handrail, wrought iron carved spindles and balustrade, extensive mouldings and ornate cornicing. Steps to inner landing. Store cupboard with wall mounted Worcester gas fired central heating boiler, hot water cylinder and access to roof space. Most impressive large timber framed and glazed roof light with recessed lighting.



CLOAKROOM

2.39m x 1.50m (7'10" x 4'11")

Low level w.c., circular basin with mixer tap, tiled splashbacks, covered ceiling, downlighters, towel rail/radiator and window to the rear.

DRAWING ROOM

6.40m X 5.26m (21' X 17'3")

Inset feature fireplace, ornate covered ceiling, ceiling spotlights, Oak floor, period style radiators, wiring for sound and TV system with B & W ceiling speakers. Two windows to the side and rear. The window to the rear enjoys superb views over the River, Chester Racecourse, Grosvenor Bridge and towards the City skyline.



DRAWING ROOM



L SHAPED DINING KITCHEN

8.20m x 4.37m (26'11" x 14'4")

Picture rail and ornate covered ceiling, range of Oak fronted base units comprising cupboards and drawers with granite work surfaces over, stainless steel sink unit with mixer tap, Smeg 6 ring gas hob and fan oven, ATAG combination microwave, Smeg stainless steel American Style fridge/freezer, Smeg stainless steel dishwasher, plumbing for washing machine and space for tumble dryer, larder cupboard, matching display cupboards and shelving. Osborne champagne/wine cooler, two radiators, feature lighting, window to side and double doors onto the Balcony.



BALCONY

Balcony over the portico entrance with decorative wrought iron railing surround and views over Curzon Park North.

DINING AREA

MASTER BEDROOM

4.93m X 4.72m (16'2" X 15'6")

Extensive fitted wardrobes with storage over, dressing table with cupboards under, ornate covered ceiling, picture rail, ceiling downlighters, radiator, TV point. Windows to side and rear, the rear window enjoying views overlooking the River Dee and Chester Racecourse.





BEDROOM THREE

4.57m X 2.87m (15' X 9'5")

Range of full length wardrobes with sliding doors, ceiling downlighters, radiator, TV point, windows to side and rear.



BEDROOM FOUR/STUDY

3.56m X 2.92m (11'8" X 9'7")

Fitted wardrobes with storage above, period style radiator.



ENSUITE SHOWER ROOM

3.61m x 1.52m (11'10" x 5')

Oversize shower cubicle with tiled splashbacks, twin pedestal wash hand basins, Grohe low level w.c., recessed ceiling lighting, chrome towel rail/radiator, extractor fan and window to the side.



BEDROOM TWO

4.27m X 3.68m (14' X 12'1")

Picture rail, ornate coved ceiling, ceiling downlighters, radiator, window to the front. Built-in hanging rails and shelving



ENSUITE SHOWER ROOM

2.67m X 1.12m (8'9" X 3'8")

Tiled shower cubicle, circular glazed wash hand basin with mixer tap, close closet low level w.c, radiator/towel rail and ceiling downlighters.



OUTSIDE

The property is approached from Curzon Park North via a brick pillared electric gated entrance leading onto a gravelled drive to a parking area for a number of vehicles to one side.

VIEW



AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

Council Tax Band E. Cheshire West & Chester

TENURE

The property is held as Joint Freehold.

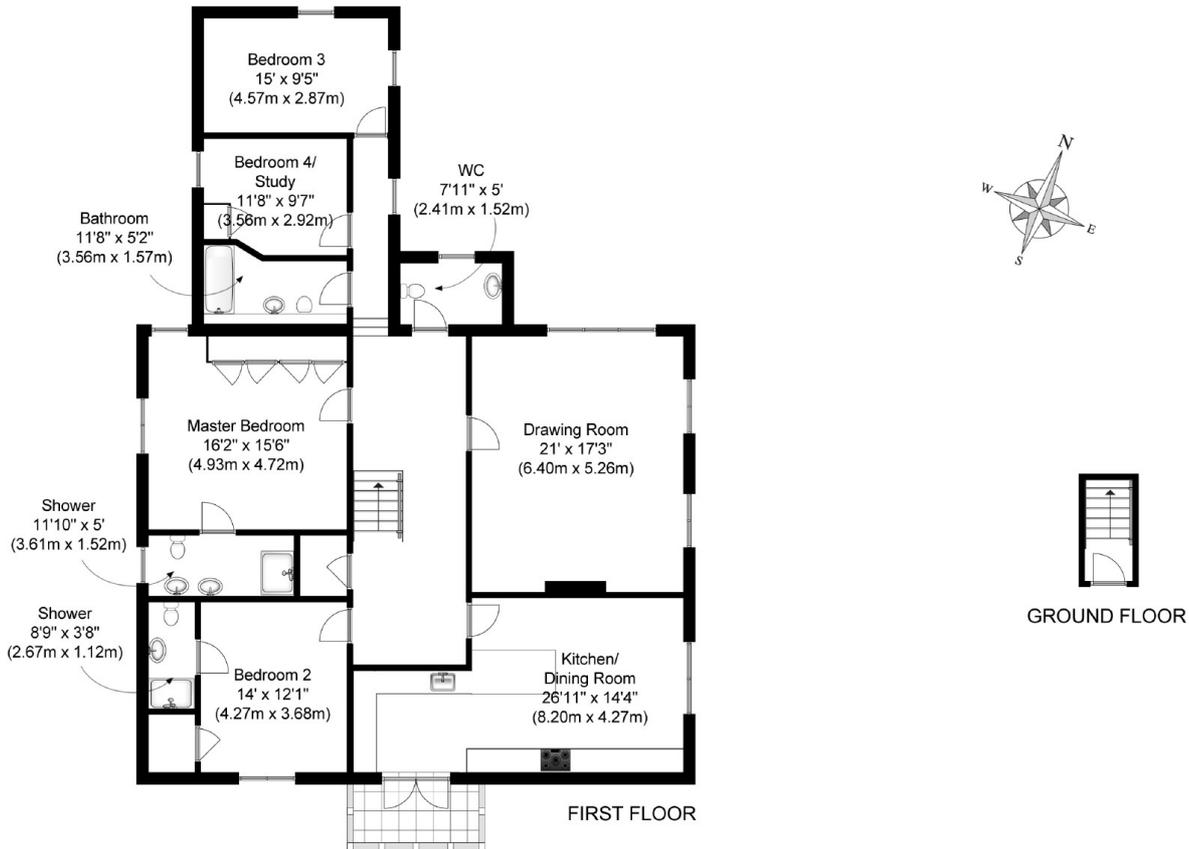
VIEWING

By arrangement with the Agent's Chester Office on 01244 404040.

DIRECTIONS

From Chester City centre proceed across the Grosvenor Bridge to the Overleigh roundabout and take the fifth exit into Curzon Park. Follow the road around into Curzon Park North and the property is on the right hand side after a short distance.

Curzon Park North, CH4



APPROX. GROSS INTERNAL FLOOR AREA 1980 SQ FT / 184 SQ M
 THIS FLOORPLAN IS FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE. IT IS NOT INTENDED TO FORM PART OF ANY OFFER OR CONTRACT. ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON FOR FIXTURES OR FURNISHINGS. MEASURED ACCORDING TO RICS GUIDELINES.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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