



VICTORIA CRESCENT

Apartment 8, Queens Court



Handsomely set back from the River Dee, discover the delights of Apartment 8, Queen's Court, Victoria Crescent close to the pretty village of Handbridge.

Nestled in one of Chester's most sought-after areas, this spacious and exclusive home comprises of two apartments opened up into one. Set within a former Georgian mansion, converted in 2002 into a selection of contemporary apartment homes, with uninterrupted views over the river to the ancient walls of Chester, luxury waterside living beckons...



Sumptuously set over 2,000 square feet, Apartment 8 is perfectly proportioned, served by four bedrooms and four bathrooms, ideal for a growing family or simply those who love to entertain, affording each resident their own privacy and space.

Relish the Views

From the entrance hall, note the handy lift, making this home fully accessible on all levels for all levels of mobility.

On the left make your way beneath an archway to emerge in the first of two light-filled reception rooms. A lavishly sized living room, soak up stunning views out through the large windows down over the River Dee and Jubilee Bridge, a reminder of the proximity of the conveniently close city. As twilight falls, the skyline of Chester sparkles in the distance above the water. Look down over The Groves and pick out the features of St John's Church from this incredible vantage point...all from the comfort of your front room.

Turning left out of this living room, continue along before opening a door on the right into the bathroom, tiled to the lower walls and underfoot and featuring a bath, wash basin and WC.

Feast your eyes

At the end of the hallway, a feast for the eyes awaits, in the open-plan living-dining-kitchen. Drink in the sublime views over the River Dee, Groves and the architectural triumph of the Jubilee Bridge, iconic landmarks of the historic city of Chester. Dine looking down upon the pleasure boats as they sail by, happy in the knowledge that the river views and delights of Chester are more than an ephemeral experience from your waterside home.

Step down into the kitchen, where an abundance of cream cabinetry proffers plenty of storage for all your kitchen utensils and essentials. Granite worktops house a gas hob and undermounted sink, with a fitted microwave and bank of ovens also integrated. Dine sociably at the breakfast bar, enjoying divine views across the River Dee.





Bedtime Beckons

Returning to the entrance hall, directly to the right of the front door is a lavishly sized bedroom, bright and airy with a high ceiling and a duo of windows framing views out to the landscaped grounds. A versatile home by design, this room could easily serve as a spacious study or dining room should you require.

Turning right out of this room, follow the hallway along, sneaking a peek at a second bedroom, furnished with fitted, mirrored wardrobes. Carpeted underfoot and with large windows overlooking the grounds, this spacious, comfortable bedroom also contains its own ensuite shower room, part tiled to the walls and fitted with shower cubicle, wash basin and WC.

Soak & Sleep

Continuing along the hallway, pass the understairs storage cupboard on route to a third bountiful bedroom on the right. Step down to this large, light bedroom, where sash windows frame views over the verdant grounds. Spacious and light, there is ample room for a chest of drawers in addition to the fitted storage available.

Refresh and revive in the ensuite bathroom, tiled to the floor and walls. Soak away your aches in the large bath, or begin the day with an awakening spritz in the separate shower. There is also a wash basin and WC.



Upper Floor Suite

Retracing your steps along the hallway, make your way up the stairs to the upper floor suite. Well illuminated by light cascading down through the Velux windows, emerge into the dressing room, furnished with an array of fitted drawers and wardrobes.

Ahead, the capacious ensuite, with shower cubicle, wash basin and WC, also serves as a utility room, housing the washer and dryer. This room is amply sized to incorporate a gym, should you desire. Ample storage is available both within the fitted cupboards and drawers and within the eaves.

Accessed from the landing is another bedroom, a large room with vaulted ceiling, exposed beams and skyline views through a Velux window. A private penthouse master suite, or quiet self-contained accommodation for guests. The flexibility of this apartment leaves the choice entirely to you.

Outside the home, landscaped gardens flow down to the water's edge, providing the perfect spot in which to picnic privately in the early evening sunshine, with lush views over the river.

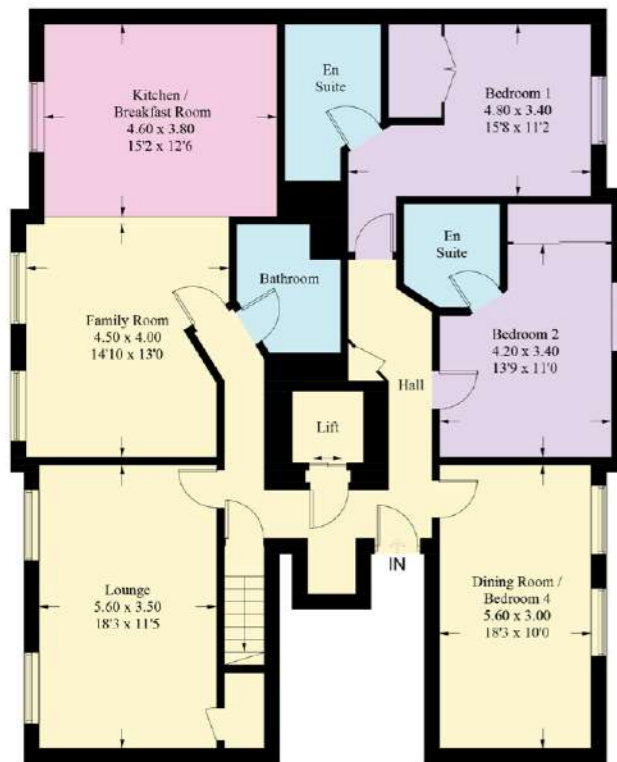
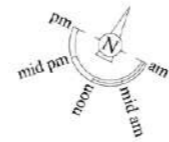
Finer Details

- Duplex conversion of Riverside Georgian property
- 3/4 Bedrooms
- Private parking for two cars
- Bike sheds
- Communal river garden
- Private lift to apartment
- Council tax band G
- Leasehold

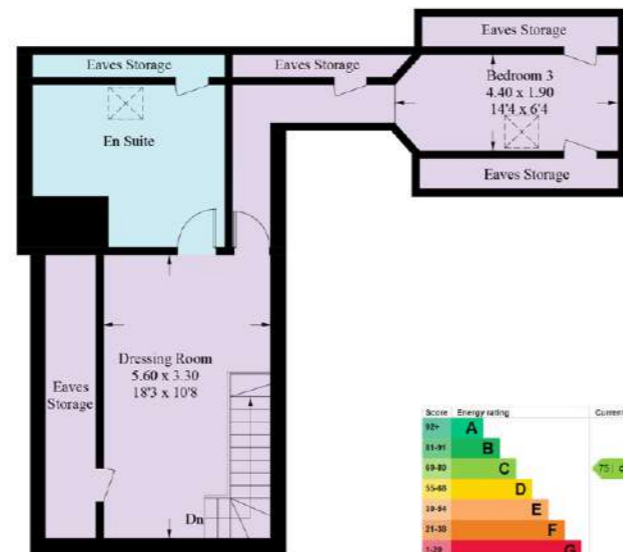



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Approximate Gross Internal Area = 190.3 sq m / 2048 sq ft



Ground Floor



First Floor

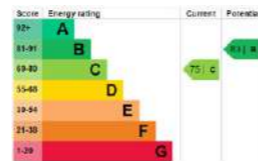


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID852887)

Unrivalled Location

Peacefully positioned on the south bank of the River Dee, only 600 metres over the water from Chester's historic walls, this exclusive location – so close to the vibrant buzz of this ancient city is unrivalled.

Enjoy the peace, privacy and seclusion of life south of the river, with easy access over the Jubilee Bridge into the heart of Chester. Amenities are in abundance, with a Co-op in the pretty village of Handbridge itself and Marks and Spencer only a seven-minute drive away (or around a ten-minute walk). Explore the local cafes and pubs and enjoy strolls through The Meadows – only moments away - or cross the bridge and explore Grosvenor Park. Walk Chester's Roman walls, pay a visit to the Grosvenor Museum, admire the Roman Amphitheatre and the Roman Gardens. Everything is within easy reach from Apartment 8, Queen's Court.

Perfectly poised for the University of Chester, just over the River Dee, commuting in and out of the city is advantageous from Handbridge, with the M56 and M53 easily accessible within 15-20 minutes. Or head west, into north Wales and on into the Snowdonia National Park, around an hour and fifteen minutes' drive away.

Dine out at a different restaurant every night; the cafes, bars and bistros of Chester are all within ten minutes' drive at most. Sample traditional trattoria cuisine at Sergio, barbecue food at Hickory's Smokehouse on the river or celebrate a special occasion at Opera Grill before taking in a performance at the Storyhouse.





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