

No.21
THE RESIDENCE
HQ

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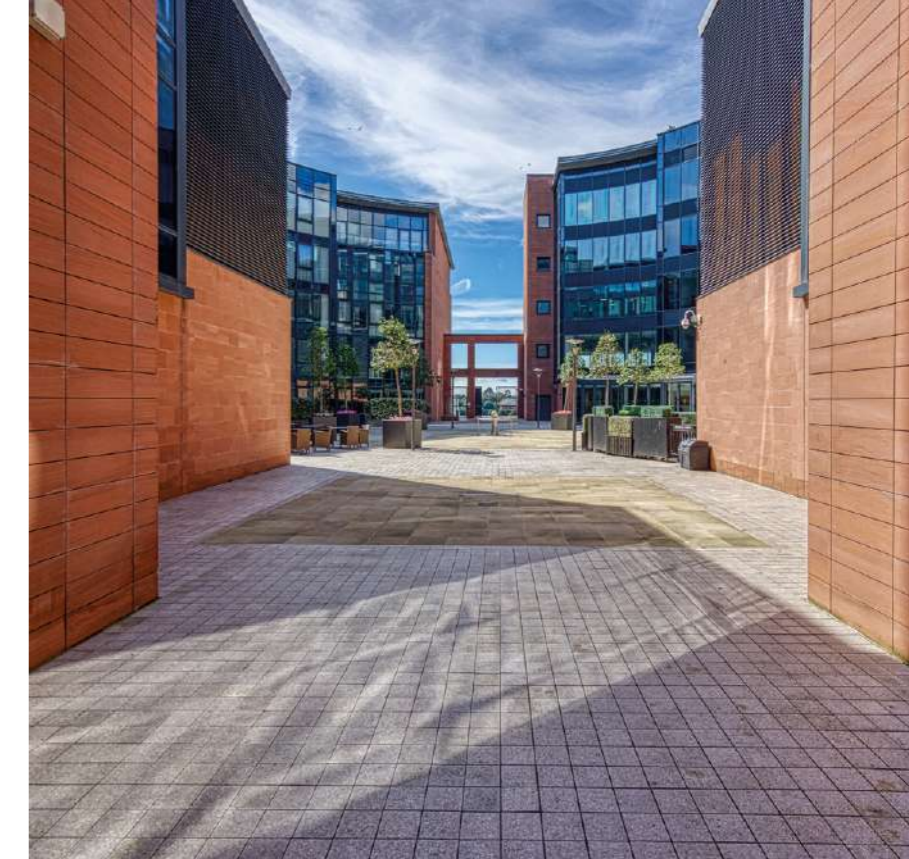
HQ

Modern luxury awaits within Chester's ancient walls, at Apartment 21, The Residence.

Transcending cliches about city living, The Residence is a building accessible to all, with secure parking beneath, CCTV coverage, a lift to all floors and 24 hour dedicated concierge service.

In the heart of the city centre, convenience is everything; yet with its stunning views over the Roodee and out to the Welsh hills, Apartment 21 blurs the boundaries between rural getaway and city glamour, with its face to the former and back to the latter - combining country comfort and city perks.

An apartment block with a boutique edge, communal areas are embellished by artwork and paintings on the walls, affording an ambience of luxury from the outset.



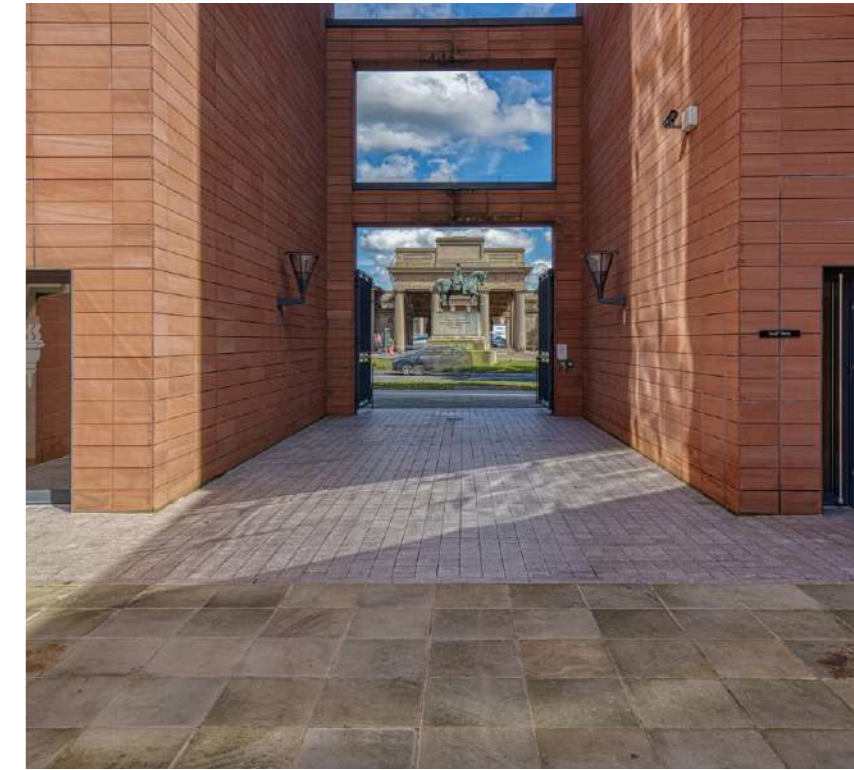
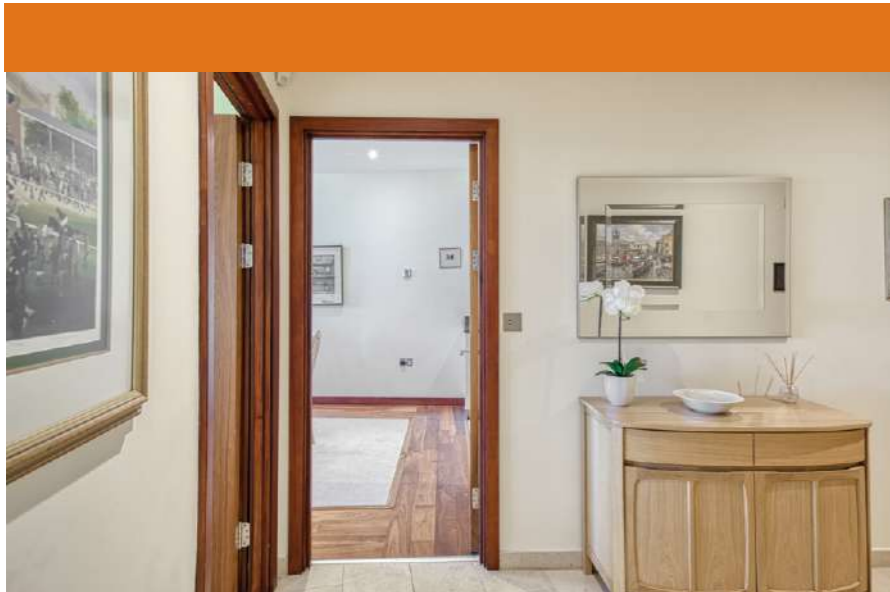
"The views are stunning - not all the apartments have these views."

Subtly Secure

A sense of security pervades, from the concierge desk, who will bring your parcel to the door, to the cameras and securely gated car park; a comfort during your stay at Apartment 21, and a reassurance when you are away from home.

Storage is available in the lockable area in the car park, an added perk for a modern city centre apartment,

From the lift, step out onto the tiled floor of the entrance hall, where the neutral décor found throughout the apartment offers a blank canvas upon which to imprint your own personality and style.



Practical Places

Practical places such as the utility room on the right are a bonus, with plumbing for a washer-dryer and housing the boiler and other maintenance essentials, keep the clutter away from the main flow of the home.

Soak & Sleep

Fully tiled, crisp and clean, the bathroom lies next door, with heated towel rail, modern wall-mounted wash basin and WC and a large, centrally filling bath with television screen inbuilt and an overhead shower.



Across from the bathroom, open a door to the main bedroom, where light and infinite views beckon courtesy of a trio of full height windows overlooking the racecourse and out over Curzon Park to the Welsh Hills. Carpeted in cream, freestanding wardrobes provide abundant storage, preceding the main bedroom where there is space for a super-king-size bed. Wake up to sublime sunrises over the unending greenery beyond. Freshen up in the fully tiled ensuite, with its walk-in shower, wash basin and WC.

Sweet Dreams

Sliding doors connect the main bedroom to the garden room beyond where the upper windows concertina back to offer indoor-out living, year-round. The ultimate chill out zone, pop open a bottle of bubbly and don your best apparel for race day and watch the spectacle from the best seats in the house.



Hosting events throughout the year - including spectacular firework shows - enjoy front row seats from the comfort of your own home.

Also linking to the garden room is the second bedroom, a comfortable king-size room with fitted shelving to the wall, borrowing its light and views from the garden room beyond.

Rooms with Views

Make your way through to the open-plan living-dining-kitchen, also connected to the garden room and sharing in its sublime, unrivalled views through floor to ceiling windows. Snuggle up on the sofa in front of a movie and watch the sky change colour through the windows.



Flowing on from the living room the dining room is nestled next to the kitchen, all open and free flowing for unbroken views and sociable living.

Plenty of cupboards are available in the kitchen, whilst appliances include a microwave, oven and warming drawer alongside a dishwasher and Miele coffee machine. White cabinetry contrasts effortlessly with black granite worktops. Returning to the kitchen, note the easy connection between the rooms at Apartment 21; a home with great flow.

Live the City Lifestyle

When races are not being held, step out and enjoy the walks available along Chester Racecourse. Central to the whole of the city, nestled within the historic Roman walls, the sights and delights of Chester are only minutes' walk away from your home at The Residence.

Enjoy dinner out, next door at The Architect, or enjoy a steak at Miller and Carter, closer still. Meanwhile, Upstairs at the Grill is less than five minutes' walk away.

Enjoy quiet use of the communal piazza at the heart of the development or step out into the hustle and bustle of Chester to discover what the latest new music venues, bars, bistros, restaurants and boutique shops have to offer.

Awash with culture, catch a show at The Storyhouse or enjoy a stroll around the historic gardens at Grosvenor Park. There is always something new to see and experience in Chester.

The ultimate city pad for those travelling internationally, London is a little over two hours away by rail, whilst both Manchester and Liverpool international airports are within an hour's drive.



"Everything is so accessible - it's hard to mention just one or two places."

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FINER DETAILS

- Dedicated underground parking
- Digital 'SMART' video entry
- CCTV monitored by daytime concierge
- Emergency 'out of hours' contact to Building manager
- Lift access
- Postal area
- Underfloor heating
- Air movement system
- Waste disposal unit
- Heated Towel Rail
- Heated Mirror
- Electric curtains
- Intruder alarm
- Intercom system



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft

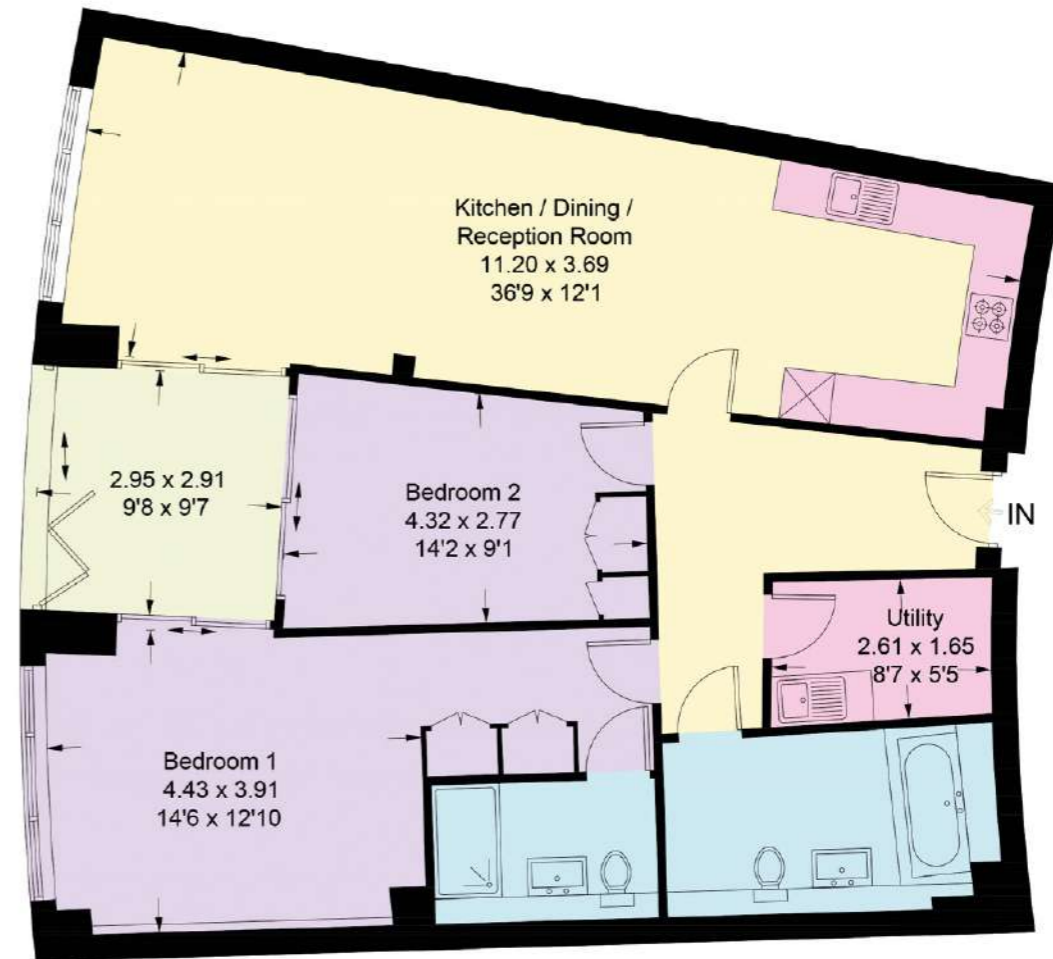


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presented by



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