



APARTMENT 2

QUEENSCOURT

CHESTER



Overlooking the River Dee, Queens Park suspension bridge, the Groves and Grosvenor Park, convenience and comfort with all of the amenities of Chester city in easy reach, awaits at No. 2, Queenscourt.



## PRESTIGIOUS PERIOD ELEGANCE

Peacefully nestled off Victoria Crescent, in a quiet residential area overlooking the River Dee, welcome to Queenscourt, an exclusive development of contemporary homes with Victorian elegance, embracing breathtaking views over many of Chester's iconic landmarks.

With parking for one available in the communal tarmac car park alongside Queenscourt, and additional on-street parking to be found along Lower Park Road, before making your way inside, to the entrance of No. 2, Queenscourt.

## HOME WITH HISTORY

Originally a Gentleman's residence, built in the 1800s and subsequently extended and converted into a nursing home, before being further extended and converted into apartments in 2001, Queenscourt is a unique and exclusive development. Located within a conservation area, with unrivalled views, it also features a lift, and offers no restrictions on pet ownership which is unique to apartment 2, a rarity among apartments in Chester. Accessibly located on the ground floor, step inside and sense the peace and tranquillity of this elegant and spacious, period apartment.



## WELCOME HOME

Latte toned carpet harmonises with the classic décor throughout the home, making your way along the hallway to arrive at the master bedroom on the right. Spacious and bright, the master bedroom draws in light and leads to a beautifully furnished dressing room with fitted wardrobes, in turn providing access into a good-sized shower room ensuite, also furnished with wash basin and WC.

Returning to the entrance hall, emerging from the master bedroom, plentiful storage can be found in the spacious storage cupboard with hot water tank and shelves on the immediate right.





## RELAX AND UNWIND

CITY OF CHESTER

Across from the master double bedroom, double doors open into the light filled lounge, where views draw you instantly, to the two doors either side of the bay window opening to a terrace where incredible, panoramic views beckon, out over the River Dee to Queen's Park suspension bridge, The Groves, and Grosvenor Park.

Bright and airy, the openness and spaciousness of this room, creates a relaxing ambience, perfect for after dinner drinks and unwinding in the evening with a book or a glass of wine.

## SAVOUR THE VIEW

Opening up from the lounge, double doors enable easy-flow living through into the kitchen-diner. Timeless in its classic, solid wood design, undercabinet lighting offers a soothing, ambient glow. A spacious dining kitchen, enchanting views greet you once more from the glazed double doors opening out onto the terrace, where you can dine alfresco, watching the boats bobbing by along the River Dee.

Comprehensively equipped with a range of appliances, and gleaming black granite worktops, the kitchen features an oven, hob, extractor hood and fan, sink, fridge, freezer, dishwasher and a washer-dryer.

Continue along the hallway, sneaking a peek at the bathroom. With convenient Jack 'n' Jill access through to bedroom two, the bathroom is furnished with WC, wash basin and bath with showerhead attachment.





*"It is a pleasure to be able to look out onto the river, but the wonderful view slows down the work rate!"*

QUEENS PARK BRIDGE  
1923

## VERSATILE LIVING

Next door, the spacious second bedroom is a versatile room, currently serving as a study. Ideal for those working from home, No. 2, Queenscourt is fitted with fibre broadband and the study offers views to be savoured, out over the River Dee, Queens Park suspension bridge, the Groves and Grosvenor Park.

A large, light room, with ample space for a double bed, double wardrobe, chest of drawers and two bedside cabinets, as a study it is abundantly spacious, with unbeatable views of the river.

## ENJOY THE OUTDOORS

Outside, there is a useful storage passage alongside the end of the building, part covered and ideal for storing wine, garden chairs and more. There is also a communal bike store and bin store.

Catch the sunset from the broad terrace, accessible from both kitchen and lounge, which affords uninterrupted views down to the River Dee and is the perfect spot for savouring a sundowner with views out over all the activity on the river or The Groves opposite.

Mature planting and spectacular borders provide a colourful fringe to Queenscourt, bursting forth in blossom during springtime, whilst the large garden to the rear stretches down to the river banks.

Summer brings with it a special pleasure, with rowers and pleasure boaters setting out along the river, alongside the 'big ships' taking sightseers up river. Delightful views continue as the seasons turn, with winter providing its own attractions on both sunny and frosty days.

The gardens are cared for by a contractor, whilst the car park and rear terrace are illuminated by security lighting.



*"The owners are all shareholders in the Management Company, so we approve and control any expenditure, with the actions being delivered by a professional managing agent."*





Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067836)

#### FINER DETAILS

- River Views
- Access to the river
- Leasehold
- Communal patio and garden
- Parking for one car and visitors parking
- Council tax band G
- Recently renovated lift



## OUT & ABOUT

Exceptionally well located, with three pubs within 150 meters, one with Chester's only floating bar, the amenities within a short walk are in plentiful supply. There is also a cafe close by alongside two rowing clubs.

Walks abound on the doorstep, with Chester's famous water meadows unfurling alongside the river to the left, and the iconic pedestrian foot suspension bridge to the right, leading over the water and into Grosvenor Park or, to the left, along the side of the river to Chester Racecourse and beyond.

Stroll alongside the water or see the view from another angle, with a trip along the river by pleasure boat, rowing boat or pedalo.

Within ten minutes' walk, find yourself in the centre of Chester, passing the historic St Johns church, and discovering a multitude of restaurants, pubs, cafes and bars. Chester's cultural offerings are prolific, with two cinemas showing a wide range of films alongside the Storyhouse, offering live theatre, stand-up comedy, a phenomenal library and lots more events for all ages.

With so much to see in Chester, including the famous City Walls, further afield there is plenty more to discover, including Beeston Castle, Liverpool Museums and waterfront and the historic castles of North Wales.

Closer to home, within walking distance you can pick up your essentials at the nearby Asda Express, whilst in the city there are plenty of supermarkets to choose from including Tesco, Waitrose, a large Boots and Sainsbury's alongside many independent retailers. Other fantastic amenities nearby include a Nuffield Gym and a Nuffield private hospital, about a mile away, while the main Countess of Chester Hospital is only a 15-minute drive away.

Commute with convenience, from the local train station where you can catch a mainline connection to London, and trains to North Wales, Liverpool and Manchester. There is also a bus station in the centre of Chester, offering a widespread network of buses as well as long distance coaches.





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