

Cavendish

RESIDENTIAL

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Curzon Park South

Chester, Cheshire CH4 8AB

£375,000

*** PRESTIGIOUS DEVELOPMENT * CLOSE TO THE CITY * WITHIN EASY REACH OF CHESTER BUSINESS PARK.** A spacious three bedroom second floor apartment forming part of a beautifully converted period house standing within mature and private gardens adjoining a tree-lined avenue in this popular suburb within Curzon Park. The accommodation affords an elegant entrance hall and wide staircase to landing. Large entrance hall with walk-in cloaks cupboard, further cupboard, large open plan living room with vaulted ceiling, luxury fitted kitchen/dining room, principal bedroom with en-suite shower room, two further bedrooms and shower room. Double glazing and gas central heating. Curzon House is set within landscaped gardens with a gated entrance from Curzon Park South. There are two allocated parking spaces. Inspection highly recommended.

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Curzon Park South, Chester, Cheshire CH4 8AB

LOCATION

The Curzon House Development is set within its own grounds and is approached via double opening electronic gates.

Curzon Park adjoins the south banks of the River Dee and was first laid out in the 19th Century. It is situated next to the Grosvenor Bridge and is well known for having some of the city's largest and most prestigious residences. Curzon Park also houses the Chester Golf Club and is also conveniently within walking distance of the city's amenities. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities in the city, which include health and fitness centres, a tennis club, golf clubs, museums and parks, there is easy access to the Chester Business Park, the Chester southerly bypass to North Wales and M53 motorway. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and served with international airports.

AGENT'S NOTES

Please note all dimensions and floor plans are approximate and should be used for guidance only. The detailed accommodation comprises; oak panelled door leading to a large central Reception Hall.

CENTRAL RECEPTION HALL



RECEPTION HALL

With high vaulted ceiling, built-in double door cupboard, broom cupboard, window with blind overlooking the central hallway and radiator. Twin panelled doors opening to Lounge.



LOUNGE

6.53m x 4.67m (21'5" x 15'4")

A light and airy room with a high vaulted ceiling which is well lit with two traditional double glazed windows with pleasing aspect over the grounds, TV point and two panelled radiators.



KITCHEN/DINING ROOM

5.79m x 4.52m (19' x 14'10")

High vaulted ceiling with Velux roof light. The Kitchen is fitted with a contemporary range of base and wall units with a white high gloss finish to door and drawer fronts and contrasting wood grained effect working surfaces to include an inset Neff stainless steel five ring gas hob with matching up-stand with extractor hood and light over, Neff integrated dishwasher, Neff fridge and freezer, Neff washer dryer, concealed gas fired combination boiler providing heating and hot water, double glazed sash window to gable, deep recess with low level shelf providing an ideal storage area and panelled radiator.



PRINCIPAL BEDROOM

5.18m x 3.89m (17' x 12'9")

A large room with high vaulted ceiling, two double glazed sash windows, out-built fitted robes comprising three single door units providing a combination of hanging rails and shelving and panelled radiator.



EN-SUITE SHOWER ROOM

2.18m x 0.15m (7'2" x 6")

White suite comprising; large corner cubicle with high output shower with 'monsoon' style head, wash basin and WC, part tiled walls, high ceiling, double glazed window and chrome towel radiator.



BEDROOM TWO

5.08m x 3.96m (16'8" x 13')

High vaulted ceiling with two double glazed sash windows, two panelled radiators.



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BEDROOM THREE

3.71m x 2.59m (12'2" x 8'6")

Double glazed window, high vaulted ceiling and sash window.



SHOWER ROOM

1.83m x 1.70m (6' x 5'7")

White suite comprising; large corner cubicle with bi-fold screen and high output thermostatically controlled shower with 'monsoon' style head, wash basin and WC, mainly tiled walls with stone effect floor finish, wall mounted mirror and a large chrome towel radiator.



OUTSIDE

Curzon House is located along Curzon Park South, a tree-lined avenue in the popular Chester suburb of Curzon Park. The development is approached via a driveway with double opening electronic gates which provides access to two allocated parking spaces. Note - the parking is lit and has CCTV. There is also a pedestrian access gate. Curzon House is set within beautifully landscaped communal gardens with mature shrubs and magnificent trees. External gas and electricity meter cupboards. External letter box. Communal bike store and communal bin store.

GATED ENTRANCE



CURZON HOUSE



PARKING



ELEVATIONS



AGENT'S NOTES

- * Council Tax Band F - Cheshire West and Chester.
- * Tenure - understood to be Leasehold. 150 years from January 2008.
- * Ground rent - currently £250 per year (2019) To be reviewed in 37 years time.
- * Service charge - currently £290 per month (2019)
- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.

DIRECTIONS

From Chester City centre proceed over the Grosvenor Bridge to the Overleigh roundabout and take the fifth exit into Curzon Park North. Then take the first turning left into Curzon Park South. Follow Curzon Park South and the Curzon House development will be located on the right hand side.

VIEWINGS

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

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

LOCAL PROPERTY EXPERT



HME/CC

Second Floor



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

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC