



No. 1

QUEENS COURT



SOUGHT AFTER SETTING

Nestled in a quiet residential area on the banks of the River Dee, Queens Court is an exclusive development of contemporary homes set within a former Georgian/Victorian mansion, providing panoramic views across the river to The Groves.

Peacefully positioned, just a few minutes' walk along the banks of the River Dee from the conservation area of wetlands and grasslands known as The Meadows, Queens Court is also just a short walk over the River Dee via the Queens Park Bridge into the shops, restaurants and attractions of Chester.

With an allocated parking space alongside plentiful on-street parking along Lower Park Road, make your way from the externally lit, hedge-lined communal driveway with its maturely planted borders, to the entrance of No. 1, Queens Court.



With riverside views out to Chester's iconic suspension bridge, all the highlights of the city are just a stone's throw away, from No. 1, Queen's Court.



WELCOME HOME

Step inside, into the carpeted entrance hall, where light and neutral tones lend a fresh, contemporary feel.

With classic solid wood cabinetry, the kitchen awaits at the end of the entrance hall, tiled underfoot and offering plenty of storage space within the units and drawers. Gleaming granite worktops accommodate a five-ring gas hob and undermounted sink with inset drainage. Additional appliances include an oven, fridge-freezer, dishwasher and extractor hood.



SAVOUR THE VIEW

Opening up from the kitchen, carpet replaces the tiling underfoot in the living-dining room, where there is direct access out onto the communal terrace, overlooking the river, which is ideal for alfresco dining in the summer months.

Returning to the entrance hallway, turn right to sneak a peek at the main bedroom. Spacious and bright, with views out to a small, private courtyard which can be accessed for morning coffee, this room is brimming with storage space, furnished with fitted wardrobes.

Refresh and revive in the ensuite, furnished with electric shower, heated towel radiator, wash basin and WC.

SWEET DREAMS

There is a separate bathroom available at No. 1, Queens Court, for guest use. Located off the hallway, this bathroom features a shower, wash basin and WC and is situated conveniently close to bedroom two, a light filled double bedroom with fantastic river views. Open the French doors and step out onto a large, communal patio and watch the pleasure boats bobbing by along the River Dee.

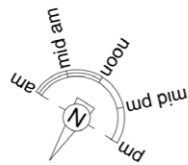
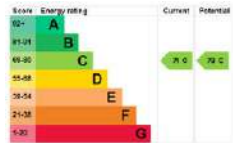
LAIID BACK LEISURE

Outside, enjoy all the benefits of the garden and patios at Queens Court, with all the maintenance of these delightful grounds taken care of for you.

Overlooking the river, relax on the patio with a glass of wine, soak up the sunsets and enjoy the serenity of this blissful setting.

Leading down from the patio, step out from Queens Court with ease and follow the footpath along the riverbank.





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Approximate Gross Internal Area = 70.6 sq m / 760 sq ft

FINER DETAILS

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



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1046078)

OUT & ABOUT

With views over the River Dee, No. 1, Queens Court is within easy walking distance of the city, whilst also nestled close to the pretty village of Handbridge.

Just a stone's throw from famous suspension bridge, there is easy access to the Chester Groves, the iconic bandstand and all the eateries and restaurants that line the river's edge.

Make the short walk into Chester and see such historic sites as the Roman Amphitheatre, Chester Cathedral, St. John's Church and the historic Roman Walls. In the evening, much entertainment can be enjoyed in the local cinemas and theatres, with a multitude of options for fine dining.

Stroll out along the banks of the River Dee and experience the peace and tranquility of The Meadows, a wetland and grassland conservation area, or head in the direction of Chester Racecourse or Aldford.

An alternative walk along the canal will take you to the Countess of Chester nature park, or Christleton in the opposite direction. Meanwhile, the delightful Grosvenor Park awaits, just across the river from the apartment.

In addition to all the shops and boutiques to be found in Chester city centre, there is a handy retail park, roughly five miles away.

Commuters are ideally placed, with Chester railway station around a 15-minute walk from the apartment, with its links to London, whilst the M53 motorway is approximately four miles away, offering connections to the M56, and, beyond to the M6 (north and south) and M62 (east and west). Queens Park is also conveniently located within reach of the A55 for day trips to the North Wales beaches.

Ideally situated in a sought-after riverside setting, No. 1, Queens Court is a rare gem of a home, in one of Chester's most exclusive neighbourhoods.





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presented by



/// WHAT3WORDS: buns.line.tribal

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