



Penthouse, 1 Heritage Court

LOWER BRIDGE STREET, CHESTER, CH1 1RD

LegatOwen
RESIDENTIAL

Penthouse, 1 Heritage Court

LOWER BRIDGE STREET, CHESTER, CH1 1RD



An exclusive penthouse apartment boasting luxury living within an idyllic development, conveniently located in the heart of Chester, with parking for two cars and private lift.



FEATURES

- Immaculately presented apartment
- Two bedrooms with fitted wardrobes
- Study/office area
- Open plan kitchen/dining/living room
- Air conditioning
- Far reaching views across Chester
- Guide price: £425,000

DESCRIPTION

This perfectly presented penthouse apartment in the Heritage Court development has private direct lift access. The large open plan kitchen/living room provides an abundance of natural light accentuating the sense of space. The brand new kitchen is fully fitted with new appliances including dishwasher, fridge, freezer, Bosch oven, wine fridge, hob, microwave, along with quartz worktops with a breakfast bar. There is a separate utility room with washing machine and additional sink.

There are two spacious bedrooms both with fully fitted wardrobes. The principal bedroom has an en-suite bathroom with rain/handheld shower. The separate bathroom has a large bath. A particular feature of the apartment is the ample storage space throughout and there is also a home office/study area providing an ideal space to work from home whilst enjoying views overlooking Lower Bridge Street.

The apartment has air conditioning, EHS Electric combination boiler, CCTV door access and high-quality fittings throughout, including Oak veneer doors and USB charging outlets. Externally, the apartment has the benefit of two allocated parking spaces and attractive communal areas. The apartment is appealing to both owner occupiers and investors,

Heritage Court was developed by award-winning Chester homebuilders, Blueoak Estates who have a strong reputation for crafting distinctive and luxury apartments.



SITUATION

Heritage Court, is a peaceful gated development, located off Lower Bridge Street, in the very heart of Chester and within the Roman city walls. Surrounded by beautiful architecture and just a stones throw away from cafes, restaurants, bars and amenities; the location couldn't be more convenient.

Chester is home to one of the oldest racecourses in the world, and provides many racing fixtures throughout the year. The River Dee and 'The Groves' can also be reached within a couple of minutes' walk and is an ideal place for a stroll along the riverbank and the promenade.

The city provides good road transport connections with Warrington, Liverpool, Manchester, and North Wales. Chester railway station offers direct regular services to London in approximately 2 hours, and both Manchester and Liverpool airport can be reached in around a 45-minute drive.

Chester Bus interchange is less than one mile from Heritage Court with regular services to Ellesmere Port, Cheshire Oaks, Wrexham and Liverpool.

In accordance with Section 21 of the Estate Agency Act 1979, we declare that the property owner is a connected person to Legat Owen





TENURE

Leasehold 991 years remaining

SERVICE CHARGE

£478.80 inc VAT per quarter

COUNCIL TAX

To be confirmed

METHOD OF SALE

Private Treaty

SERVICES

All mains services

VIEWINGS

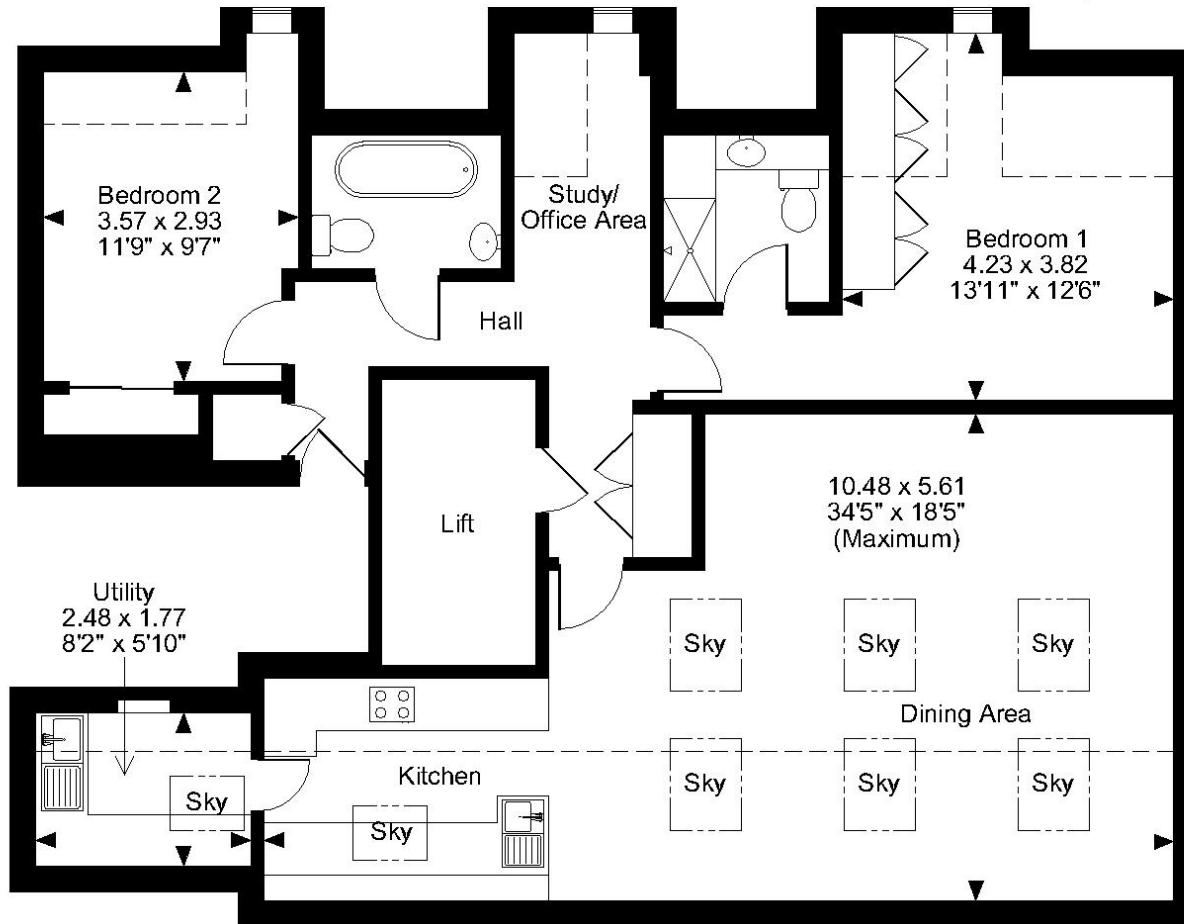
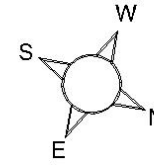
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



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

FLOORPLAN

Heritage Court, Lower Bridge Street, Chester
Approximate Gross Internal Area
878 Sq Ft/82 Sq M



Level 1

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

LEGAT OWEN

Albion House
Albion Street
Chester
CH1 1RQ

LegatOwen
RESIDENTIAL
01244 408288
legatowen.co.uk