



16 HQ

NUNS ROAD, CHESTER

LegatOwen
RESIDENTIAL

16 HQ

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A luxurious three-bedroom apartment within Chester's historic city walls, boasting panoramic racecourse views and beyond from every angle - an unrivalled location with elegance and exclusivity.



FEATURES

- Three double bedrooms
- Two bathrooms
- Two secure allocated parking spaces
- Located in Chester city centre
- Concierge service
- 1469 sq ft (136.5 sq m)
- Designated secure basement storage



DESCRIPTION

Nestled in the heart of Chester, 16 HQ is part of the striking and prestigious HQ building—home to 33 exclusive apartments. Set around a beautifully landscaped central plaza, it offers a refined, cosmopolitan lifestyle in an unrivalled location. Residents enjoy secure access via intercom and a welcoming reception with concierge service.

A standout feature of this elegant apartment is its expansive floor-to-ceiling windows, flooding the space with natural light and framing breathtaking views of Chester racecourse. The thoughtfully designed accommodation includes an entrance hall, a spacious utility room housing the boiler, washer-dryer, freezer, and wine fridge.

The open plan living and dining area seamlessly connects to the impressive winter garden room via sliding glass doors. This versatile space—featuring half bi-folding windows for an indoor-outdoor ambiance—can be adapted as a study, gym or breakfast room, all while showcasing stunning racecourse views. Adjacent, the galleried high-spec kitchen boasts granite work surfaces, tiled flooring, and premium Miele integrated appliances, including an induction hob, extractor fan, oven, dishwasher, warming drawer, microwave, and fridge.

The apartment features three spacious double bedrooms, all benefiting from ample fitted wardrobes and full-height windows revealing magnificent open views. The principal bedroom includes a dedicated dressing area with triple and double sliding wardrobes and a modern, fully tiled ensuite with a large shower.



The stylish family bathroom is also fully tiled and includes a bath with shower over, sink, and W.C.

Enjoy year-round comfort with underfloor heating/cooling system throughout and an air circulation system. Additional benefits include a designated secure storage area in the basement and two allocated parking spaces in the underground car park. HQ residents enjoy many benefits including free use of the gym at the Abode Hotel and discount off services at the boutique on site spa.

SITUATION

16 HQ boasts a prime city-centre location within Chester's historic city walls, offering unrivalled views over the world-famous Chester Roodee racecourse—the oldest operational racecourse in the world.

Chester's vibrant city centre presents a rich blend of heritage and modern convenience, with a wealth of shopping, dining, entertainment, and cultural experiences. From the iconic Chester Rows to The New Chester Market, Storyhouse Theatre, and picturesque riverside walks along the River Dee, residents enjoy an exceptional lifestyle.

Families benefit from access to highly regarded schools, including The Queen's School and The King's School. For commuters, the A55 connects to the M53 and M56 motorway networks, providing easy access to Manchester, Liverpool, and North Wales. Chester Railway Station, within walking distance, offers direct intercity services to London Euston in just two hours—ideal for professionals and frequent travellers. Both Manchester and Liverpool airports are less than a 45-minute drive away.







TENURE

Leasehold. 982 years remaining.

COUNCIL TAX

Band G

METHOD OF SALE

Private treaty

SERVICES

Electric air source heating. Mains water and drainage

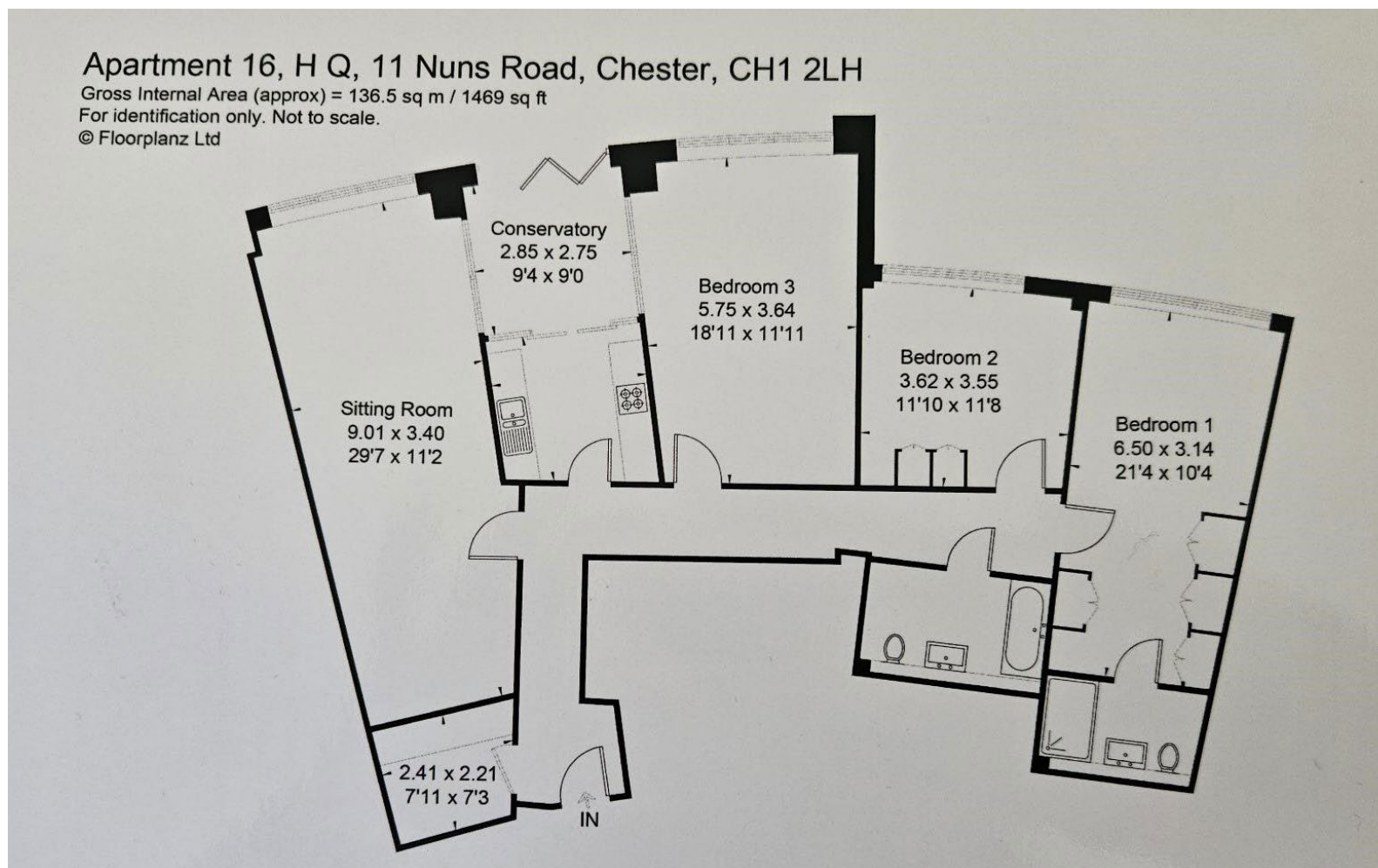
VIEWINGS

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	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Total approximate Gross Internal Area 1,469 sq ft (136.5 sq m)



LEGAT OWEN

Albion House
Albion Street
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CH1 1RQ

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