



**23 QUARRY CLOSE
HANDBRIDGE, CHESTER, CH4 7LG**

This is an outstanding opportunity to acquire a delightful ground floor apartment with great potential for minor modernisation to create a stylish and comfortable home in a fantastic location.

DESCRIPTION

Located in the highly sought-after suburb of Handbridge, this spacious two-bedroom ground-floor apartment presents an exceptional opportunity for those seeking scenic open views and generous living space. Ideally positioned within walking distance of Chester city centre and close to local amenities, the apartment enjoys a prime setting within beautifully landscaped gardens.

The accommodation briefly comprises a communal entrance hall with a staircase leading to the upper floors and a private entrance to Apartment 23. Inside, a spacious reception hallway offers practical storage solutions, including a separate, generously sized storage cupboard.

The open-plan living and dining area is a standout feature, boasting full-height windows that flood the space with natural light while providing an elevated and private outlook over the well-maintained communal gardens. The modern kitchen is fitted with sleek white gloss wall and base units, ample space for appliances, a large pantry-style cupboard, and a breakfast bar with seating for three. Two well-proportioned bedrooms and a stylish bathroom with a three-piece suite concludes this apartment.

LOCATION

Handbridge is a vibrant and well-connected suburb of Chester, offering a fantastic range of amenities and excellent transport links. Residents enjoy easy access to local shops, including a greengrocer and coffee spots like Brown Sugar and Nuance, as well as St. Mary's Parish Church, Asda petrol station, and traditional pubs. For recreation, there are tennis courts, golf clubs, and the West Cheshire Squash Club.

Nature lovers will appreciate the proximity to Duke's Drive, a picturesque woodland filled with diverse tree species and shrubs. The scenic River Dee and the Meadows offer beautiful walking and running routes, while the nearby Chester Racecourse provides a unique backdrop for a leisurely stroll. Chester city centre is just a short walk away, offering a blend of history and modern attractions. The city's famous Rows, dating back to medieval times, house both major retailers and independent boutiques, including what is believed to be the oldest shopfront in England. For more extensive shopping, Cheshire Oaks Outlet Village and Broughton Retail Park are a short drive away.

Leisure and sporting activities abound in Chester. Residents can enjoy rowing, sailing, and canoeing on the River Dee, as well as tennis, football, cricket, and croquet at Westminster Park Recreational Ground. Other notable facilities include Chester Lawn Tennis Club, Nuffield Fitness Centre, Chester Golf Club, and the historic Chester Roodee Racecourse.

For commuters, Handbridge is ideally situated near Chester Business Park and just 2.5 miles from the southerly bypass, providing quick access to the Wrexham Industrial Estate, Deeside Industrial Parks, and key commercial hubs along the M53/M56 corridors. The bypass also connects to the national motorway network, making Liverpool and Manchester, both served by international airports, easily accessible. Chester Railway Station offers direct services to London Euston, with travel times as fast as 1 hour 40 minutes via Crewe.

DETAILED DESCRIPTION

COMMUNAL ENTRANCE HALLWAY

Staircase rising to the upper floors and door through to apartment 23

RECEPTION HALLWAY

Ceiling light point, radiator, useful storage cupboard. Doors through to further storage cupboard, bathroom, principal bedroom, and opening to the open plan kitchen, living dining area

STORE

Ceiling light point, shelving, wall mounted meter

OPEN PLAN LIVING DINING ROOM

Stunning views out over the communal gardens through two UPVC double glazed window, phone point, radiator.

KITCHEN

A selection of white high gloss wall and base level handle-less kitchen units with granite effect laminated work surfaces and tiling to work surface areas, stainless steel sink unit and drainer with chrome mixer tap, four ring electric hob with chrome extractor above and low-level oven and grill, spaces for fridge, freezer and washing machine. Breakfast bar for three people and wall mounted boiler.

BATHROOM

A well appointed three piece suite in white with chrome style fittings comprising; bath with mixer waterfall taps, shower attachment above and glazed shower screen, low-level WC with dual flush, pedestal wash hand basin with mixer taps and tiled splashback, partially tiled walls, radiator, vinyl flooring and ceiling light point

BEDROOM ONE

UPVC double-glazed full-length window with views out over the communal gardens, ceiling light point, radiator

BEDROOM TWO

UPVC window overlooking the side, radiator, ceiling light point, double opening wardrobe doors incorporating rails and shelving.

TENURE

We believe the property to be Leasehold. We believe there to be approximately 975 years remaining. Purchasers should verify this through their solicitor.

FINER DETAILS

- On site residents car park and parking
- Garage and brick sheds available subject to availability
- Annual service charge of £1200

COUNCIL TAX

Council Tax Band 'B' - Cheshire West and Chester

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

ENERGY PERFORMANCE

The Energy Performance rating for the apartment is a 'C'.

WHAT THREE WORDS ///

Drag. Crown. Loving.

VIEWING

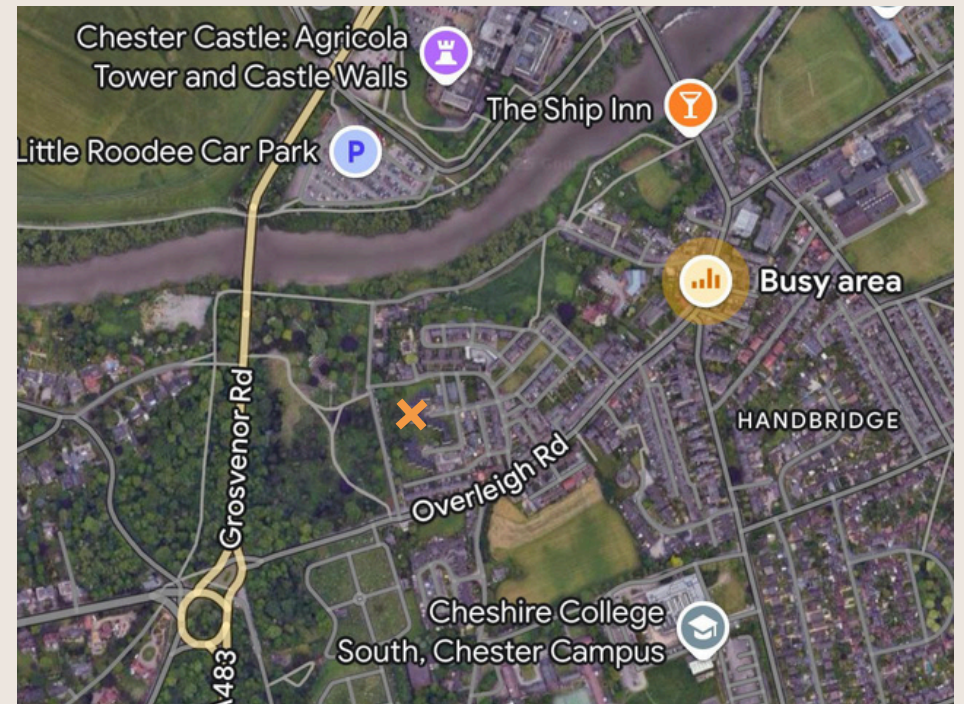
Property is strictly by appointment only through Chapter by Scott & Spencer - 01244 676200.

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

PARTICULARS

The particulars have been prepared for the convenience of prospective purchaser, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.



Ground Floor

Approx. 55.4 sq. metres (596.0 sq. feet)



Total area: approx. 55.4 sq. metres (596.0 sq. feet)

**Plan is for indicative purposes only. Not to scale.*



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