

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 Estate Agents Ltd.



Cavendish

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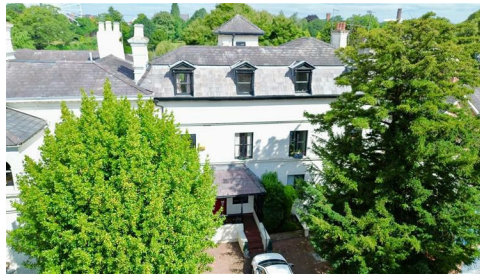


3 Redcliff Court Lower Park Road

Chester,
CH4 7BB

Offers Over
£300,000

A stunning two-bedroom penthouse apartment located in the desirable Handbridge area of Chester. Enjoy spectacular views of the River Dee and easy access to the Meadows, perfect for scenic walks and outdoor activities. The property features a spacious open-plan living area with vaulted ceilings, creating a bright and airy atmosphere. There are two generously sized double bedrooms, including a master with an en suite shower room. A family bathroom complements the accommodation. Gas central heating is installed throughout for year-round comfort. There is also a communal basement storage space The apartment is offered with no onward chain, making it ideal for a swift purchase. Situated within walking distance of Chester city centre, this home combines peaceful riverside living with excellent urban convenience.



Hallway

7.61 x 1.20 m (24'11" x 3'11")

The hallway stretches to provide access throughout the property. It is bright with a hatch for loft/roof access and velux window, with light walls enhancing the sense of space and continuity.

Kitchen

2.57 x 3.37 m (8'5" x 11'0")



This kitchen has a practical layout, fitted with light wood cabinetry and work surfaces that create a welcoming workspace. There is a gas hob and oven, an integrated washing machine, and a dishwasher. A large window lets in plenty of daylight, and the wooden floor adds warmth to the room.

Lounge/Dining Room

3.91 x 3.73 m (12'10" x 12'2")



The lounge/dining room is warm and inviting, with exposed wooden beams lending character to the space. Two windows provide natural light and enjoy a river aspect. The fireplace adds a focal point to the room. Adjacent to this, the dining area comfortably fits a table and chairs, making it ideal for both relaxing and entertaining.



Bedroom

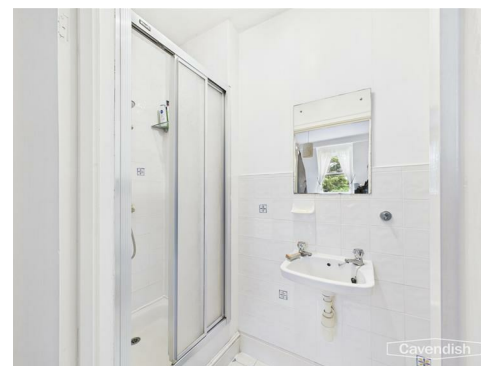
3.15 x 4.30 m (10'3" x 14'1")



This bright bedroom offers a tranquil space with ample natural light filtering through the window. Featuring a built-in wardrobe with wood-toned doors and neutral carpeting, it provides practical storage alongside a cosy setting. The light walls and ceiling height enhance the spacious feel of the room.

Shower Room

2.69 x 0.77 m (8'9" x 2'6")



The shower room is fitted with a three piece suite to include a stand in shower cubical along with clean white tiling. A small wall-mounted basin and mirror complete the space, which is brightened by natural light from the window.

Bedroom 2

4.06 x 3.35 m (13'3" x 11'0")



This well-proportioned bedroom offers a peaceful retreat, featuring neutral décor and carpet underfoot. The room benefits from natural light through two windows, creating a bright and airy atmosphere, and it has a simple yet comfortable layout.

Bathroom

1.85 x 1.97 m (6'0" x 6'5")



The bathroom blends functionality and comfort with a white panelled bathtub, tiled surrounds, and a toilet featuring a wooden seat. A small window provides light and ventilation, creating a fresh and airy feel.



Allocated parking space

Communal basement storage space

Location

Handbridge and Lower Park Road are among Chester's most desirable residential locations, offering a unique blend of riverside charm and city convenience. This historic suburb boasts scenic walks along the River Dee and immediate access to the Meadows, ideal for outdoor enthusiasts. The area is just a short stroll from Chester's vibrant city centre, with its array of shops, restaurants, and cultural attractions. Families benefit from excellent local schools and a strong community feel. Architectural character and leafy streets give the neighbourhood a peaceful, village-like atmosphere. With its rare combination of natural beauty and central location, Handbridge is the perfect place to enjoy the best of Chester living.

Directions

From Chester city centre, head south on Lower Bridge Street toward St Olave Street. Continue across the Old Dee Bridge onto Handbridge, following the road as it curves through the village. After approximately 0.3 miles, turn left onto Queen's Park Road. Continue for a short distance, then turn left again onto Victoria Crescent. Follow the road as it becomes Lower Park Road, and the destination will be on your left.

Agents notes

Gas central heating.
Storage space in the basement and loft.
Available fully furnished if desired.

COUNCIL TAX BAND C

Cheshire West and Chester - Tax Band F

TENURE

Understood to be Share of Freehold – the property is sold with a 999-year lease and includes a one-third ownership of the building's freehold, jointly held with the other two apartments.

Service Charge - £183pm (paid until end of 2025)

ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

CHESTER

By appointment through the Agents
Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

LETTINGS

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 Estate Agents Ltd and lets with Cavendish Rentals Ltd.