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Queens Park, Handbridge

Offers In Excess Of £840,000









Nestled on South Crescent Road in the desirable area of Queens Park, this remarkable property presents a unique opportunity for both investors and those seeking to create a family home. This stunning Victorian semi-detached house, inspired by Italian Renaissance architecture, has been thoughtfully converted into nine flats, showcasing the potential for a lucrative investment or the possibility of reverting it back to a splendid family residence. Whether you are looking to invest in a multi-unit property or envision transforming this elegant house back into a single-family home, this opportunity is not to be missed.

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DESCRIPTION

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Welcome to this remarkable property, The Chalet Queens Park, an Italian Renaissance-inspired Victorian semi-detached house, built in the 1870s and situated within this highly desirable area. Located on South Crescent Road, this impressive three-storey property has been converted into nine self-contained flats/lettings. The property currently benefits from an HMO licence valid until 2 November 2028.

The property boasts three storeys, allowing for ample living space and a variety of configurations to suit your needs. Retaining many original features, The Chalet exudes character and charm, making it a standout choice in a sought-after location. The intricate details and craftsmanship of the Victorian era are evident throughout, including Victorian wardrobes, an ornate staircase and original Victorian fireplaces (currently covered over), providing a delightful backdrop for modern living.

Situated within easy walking distance of both the University of Chester and the historic city centre, the property enjoys excellent access to local amenities, transport links, shops, cafés and leisure facilities. A short walk across the iconic Queen's Park Bridge leads to The Groves, where residents can enjoy the tranquillity and picturesque surroundings of the River Dee. Queens Park is known for its vibrant community and excellent amenities, making it an ideal place for families and professionals alike this property not only offers a beautiful living space but also the convenience of urban life.

The current landlord, who has owned and managed the property for 55 years, has created practical and affordable accommodation while respecting the history and architecture of this distinctive Victorian home. There is a genuine sense of community among the tenants, many of whom have enjoyed long-term tenancies. The Chalet presents an excellent opportunity for investors and developers seeking a property in a premium and highly sought-after location. Whether you are looking to invest in a multi-unit property or envision transforming this elegant house back into a single-family home. Embrace the potential of this distinguished Victorian residence and make it your own in the heart of Chester.



LOCATION

The Chalet, is situated on South Crescent Road within the desirable Queen's Park area of Handbridge, an attractive and well-established residential location, characterised predominantly by substantial detached and semi detached period properties, alongside semi-detached houses, terraced homes and apartments. The area offers a range of local amenities, including independent shops, cafés, restaurants and everyday facilities, with the extensive shopping, leisure and cultural attractions of Chester city centre within easy walking distance. There is a good selection of nearby educational facilities, including primary and secondary schools, as well as access to independent education. The location also benefits from attractive recreational amenities, including the River Dee, Grosvenor Park and Chester's historic city walls. Transport links are convenient, with Chester railway station approximately 0.7 miles away, providing services to Liverpool, Manchester, Birmingham and London, together with local bus services and access to the A483, A55 and wider regional road network. Overall, the area provides an appealing combination of established residential character, attractive surroundings, good local amenities and convenient access to Chester city centre.

DIRECTIONS

From our Chester branch head south on Lower Bridge Street towards St. Olave St, continue onto Handbridge/Old Dee Bridge, continue to follow Handbridge. Turn left onto Queen's Park Rod and then turn left onto South Crescent Road, the property will be located on the right hand side.



SPECIFICATIONS

All flats are well maintained and separately metered, with wall-mounted electric heaters, the majority of which have been recently replaced.

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The ground and first-floor flats retain many original features, including impressive high ceilings and flamboyant decorative ceiling roses, typical of the Victorian era. Several also enjoy pleasant views towards some of Chester's iconic landmarks.

Kitchens are fitted with beech-effect base units and black laminate worktops, incorporating a sink, fridge and compact electric oven with two-ring hob. Each flat is individually carpeted, with vinyl cushion flooring to the kitchen areas. The layouts have been thoughtfully designed to maximise available space, creating practical and easily manageable living accommodation.

All bathrooms and en-suites comprise a shower cubicle with electric shower, white washbasin and WC, with vinyl cushion flooring.

The communal areas are light and airy, with carpet-tile flooring, cream-painted walls and white woodwork. All doors are fire doors, with wired glass incorporated into the internally glazed windows separating the landing areas, providing fire breaks between floors.

Economy 7 storage heaters provide heating to the communal passages and hallways, creating a warm and welcoming environment. Lighting comprises a combination of maintained emergency lighting and ceiling lights operated by timer switches.

The fire alarm system is regularly serviced, along with the emergency lighting. The main fire alarm control panel is located in the ground-floor side entrance lobby. Fire safety provisions have also recently been upgraded to meet current regulations.

GROUND FLOOR

A beautifully painted green door to the side of the property provides access to a communal entrance lobby, serving Flats 1 and 2. The lobby benefits from Economy 7 heating and lighting operated by timed switches. The main fire alarm control panel for the building is also housed here.



FLAT ONE

26'2" x 15'7"

Comprising a separate kitchen, lounge with bay window overlooking the front driveway, bedroom and bathroom.

FLAT TWO

32'9" x 11'9"

Comprising a separate kitchen, lounge, bedroom and bathroom.

Front Entrance



FRONT ENTRANCE

The attractive green front door opens into a communal entrance corridor, featuring an Economy 7 heater, a door providing access to the cellar and a staircase leading to the first and second floors.

FIRST FLOOR

The first-floor landing provides access to Flats 4–7.



FLAT FOUR

15'5" x 15'5"

An open-plan living room, kitchen and bedroom, with a separate bathroom accessed from the landing. The bathroom is particularly spacious and light.



FLAT FIVE

15'5" x 18'0"

An open-plan living room, kitchen and bedroom, together with an en-suite bathroom. This attractive flat benefits from an ornate wrought-iron balcony and bay window overlooking the crescent.



FLAT SEVEN

32'9" x 14'9"

Enjoying a separate lounge, kitchen and en-suite bathroom, with views across to the Western Command Building.





SECOND FLOOR

The second-floor landing provides access to Flats 8–11.

FLAT EIGHT

15'5" x 15'5"

Comprising a bedroom with kitchenette area and use of a shared main bathroom located on the landing. The flat enjoys views across the crescent, with the Shot Tower visible in the distance.

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FLAT NINE

16'4" x 16'4"

A bedroom with kitchenette and its own en-suite bathroom, enjoying views towards the River Dee.

FLAT 10

15'1" x 15'8"

Featuring a lounge with kitchenette and a separate bedroom, with use of the shared bathroom on the second-floor landing.



FLAT 11

15'8" x 14'5"

A generously sized bedroom, offering the potential to install a kitchenette area, with use of the shared bathroom on the second floor.



BASEMENT

22'11" x 13'5"

Concrete steps lead down to a clean, painted basement, currently used for storage and workshop purposes. The property's three-phase electricity supply enters here, alongside the Economy 7 heater consumer units. A window well allows natural light to filter into the space.



EXTERNALLY

The property sits proudly behind a white-painted boundary wall, topped with mature hedging and complemented by attractive driveway pillars engraved with the words "5, The Chalet".

A gravel driveway provides ample parking for the flats and is enclosed by established hedging and a brick wall, offering both privacy and an attractive setting.

To the rear, the original brick-built wash house remains, together with a walled courtyard garden.

The property is an attractive example of Victorian architecture in the Italian Renaissance style, featuring Grade II listed black-painted timber windows. The rear windows have been upgraded to modern double glazing. The impressive first-floor bay windows, complemented by ornate wrought-iron railings, are a particularly striking feature and showcase the grandeur and craftsmanship of the Victorian era.

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SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Tenure: Freehold
Council Tax: Band A: £3,581.00

EXPENDITURE

Water Rates: £1290.93
Council Tax: £3581
Garden Services including Green Bin: £455 annually
Communal Cleaning including shared bathrooms: £420 annually
Landlord Insurance: £1664
Current Rental Income (incl. Flat 9) for the past 12 months: £4226 pcm / £50,720 year
Flat 9 is currently empty.
At the request of the landlord & Tenants inventory photographs have been used.

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900. Viewings are strictly by appointment via our Chester branch.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to

get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

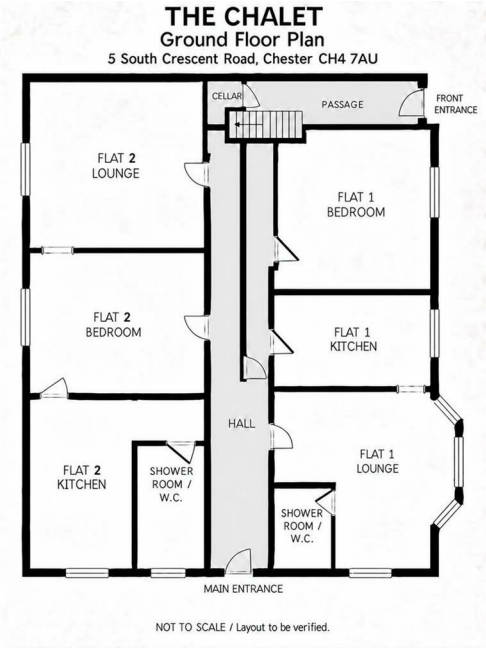
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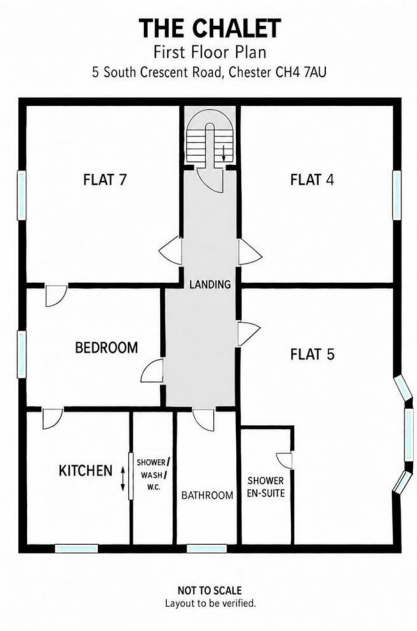
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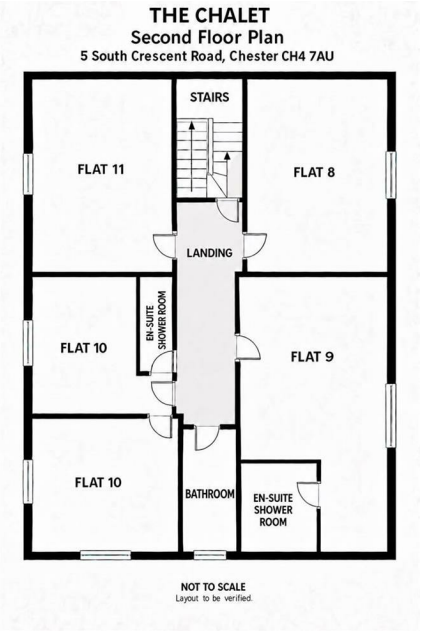
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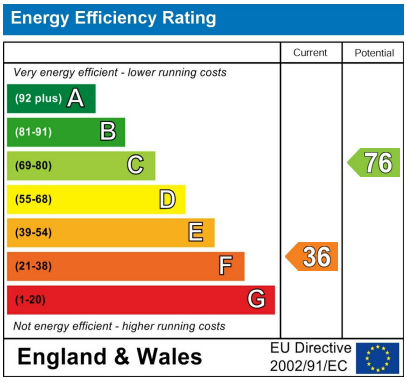
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