



APARTMENT 9, HQ

The Residence, Nuns Road, Chester

Rickitt
Partnership

Luxury apartment with views across the racecourse.

Two bedroom luxury apartment ♦ Located in the renowned HQ development ♦ Within the city walls ♦ Upper ground floor ♦ Open plan kitchen/sitting room ♦ Sun room ♦ En-suite shower & separate bathroom ♦ Under floor heating ♦ Magnificent views across the racecourse ♦ Underground parking space & store room ♦ Concierge manned lobby ♦ NO CHAIN ♦ EPC C

Description

A luxury and well presented two bedroom apartment with magnificent views across the racecourse, located in the renowned HQ development set within the city walls of Chester. This delightful upper ground floor flat has an open plan sitting room/kitchen and sun room, with en-suite shower room to the main bedroom and a separate bathroom. There is an underground parking space and store room.

Entrance Hall

Tiled floor with under floor heating.

Kitchen

Range of wall and base units with granite work surface above and inset one and a half bowl sink with mixer tap. Miele four ring electric hob with Miele extractor above. Integrated Miele dishwasher. Miele microwave. Floor to near ceiling unit housing fridge/freezer, Miele electric oven with warming drawer beneath and Miele coffee machine. Tiled floor with under floor heating. Open to:

Sitting Room

Floor to ceiling double glazed windows looking across the racecourse. Under floor heating. Double glazed sliding patio style door to sun room.

Sun Room

Large double glazed floor to ceiling windows looking across the Racecourse. Tiled floor with under floor





heating. Double glazed patio style doors to sitting room, bedroom one and two.

Utility Room

Base unit with work surface above and space for washing machine. Wall mounted boiler. Hot water cylinder. Tiled floor.

Bedroom One

Large floor to ceiling double glazed windows looking across the Racecourse. Further double glazed window and double glazed sliding patio style door to sun room. Fitted wardrobes and display shelving. Under floor heating.

En suite Shower Room

Large walk-in shower, low level WC and hand wash basin with mixer tap. Tiled floor with under floor heating.

Bedroom Two

Double glazed sliding patio style door to garden room. Fitted wardrobes. Fitted wall units. Under floor heating.

Bathroom

Bath with separate shower above, low level WC and hand wash basin with mixer tap. Tiled floor with under floor heating. Wall mounted heated towel rail. Tiled walls.

Parking

The property has one undercover parking space and a store area/room in the underground parking of the building.

Property Information

The council tax is band F. We understand the property is leasehold from 2011 with 299 years, (approx. 284 years left on the lease). Each apartment owner has a share of the Freehold. Ground rent is a peppercorn rent. Service charge is approx. £6196.44 per year. With mains water, electricity and mains drainage connected. Electric central heating and hot water.



Floorplans

Approximate Gross Internal Area
90 Sq M/969 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Rickitt
Partnership

Tel: 01244 322 322
info@rickittpartnership.co.uk

Tel: 020 7839 0888
www.rickittpartnership.co.uk

Rickitt Partnership gives notice that these particulars do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where any EPC is held for this property, it is available for inspection at the Chester office by appointment. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. Rickitt Partnership does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. Rickitt Partnership does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.