



APARTMENT 31, HQ

Nuns Road, Chester

Rickitt
Partnership

The luxury penthouse apartment in Chester

The Penthouse apartment ♦ Located in the renowned HQ development ♦ Within the city walls ♦ Magnificent views across the racecourse and beyond ♦ Three double bedrooms, all with en-suites ♦ Vast open living area and kitchen ♦ Two large terraces ♦ Under floor heating throughout ♦ MVHR system ♦ Computer controlled system ♦ Two undercover parking spaces & store room ♦ Concierge manned lobby ♦ EPC C

Description

A magnificent three double bedroomed penthouse in Chester located in HQ, The Residence is a highly regarded landmark development incorporating 33 apartments, high quality offices and the Abode Hotel. This superior luxury apartment within the city walls has superb unspoiled views over Chester racecourse and beyond and extends to 2,523 sq ft with a vast open plan living area, en-suites to each bedroom, under floor heating throughout and a MVHR system. There are two large terraces with a combined area of 652 sq ft - one to the racecourse and one to the piazza. The property has two undercover parking spaces and a store room.

Entrance Hall

Large built in cupboard. Built in cupboard housing boiler and hot water cylinder. Computer control pad. Tiled floor.

Cloakroom

Low level WC and hand wash basin with mixer tap. Tiled walls. Tiled floor.

Utility Room

Stainless steel sink unit with mixer tap and cupboard below. Space for washing machine and dryer. Wall cupboard housing controls for under floor heating.





Separate base cupboard. Wall mounted Vent-Axia unit. Fully tiled walls. Tiled floor.

Breakfast Kitchen

Wall and base units with granite work surface above. Miele four ring electric hob with Miele extractor above. Miele wine cooler. Floor to near ceiling unit housing fridge freezer. Miele double oven with heated drawers below, Miele microwave and Miele coffee machine. Separate wall and base units with granite work surface above and breakfast bar. One and a half bowl sink with mixer tap. Integrated Miele dishwasher. Open to:

Living Area

Vast open plan room with floor to ceiling double glazed windows with double glazed sliding door and double glazed double sliding doors to front terrace with spectacular views.

Bedroom One

Floor to ceiling double glazed windows and double glazed sliding doors to front. Large fitted wardrobes and base units.

En-suite Bathroom

Bath with mixer tap and separate hand held shower attachment with TV above. Walk in shower, low level WC, bidet and side by side wash basins with mixer taps. Tiled walls. Bathroom cabinet. Tiled floor. Wall mounted heated towel rail.

Bedroom Two

Floor to ceiling double glazed window and double glazed sliding door onto rear terrace. Fitted wardrobes.

En-suite Bathroom

Bath with mixer tap and separate hand held shower attachment. Low level WC and hand wash basin with mixer tap. Double glazed window to rear. Tiled walls. Tiled floor. Wall mounted heated towel rail.

Bedroom Three/Study

Floor to ceiling double glazed windows with double glazed sliding door onto rear terrace.

En-suite Shower Room

Large walk-in shower, low level WC and hand wash basin with mixer tap. Wall mounted bathroom cabinet. Tiled walls. Floor to ceiling double glazed window to terrace. Tiled floor. Wall mounted heated towel rail.

Outside

There are two large terraces with a combined area of 652 sq ft - one overlooking the racecourse and one to the piazza. The property has two undercover parking spaces and a store room.





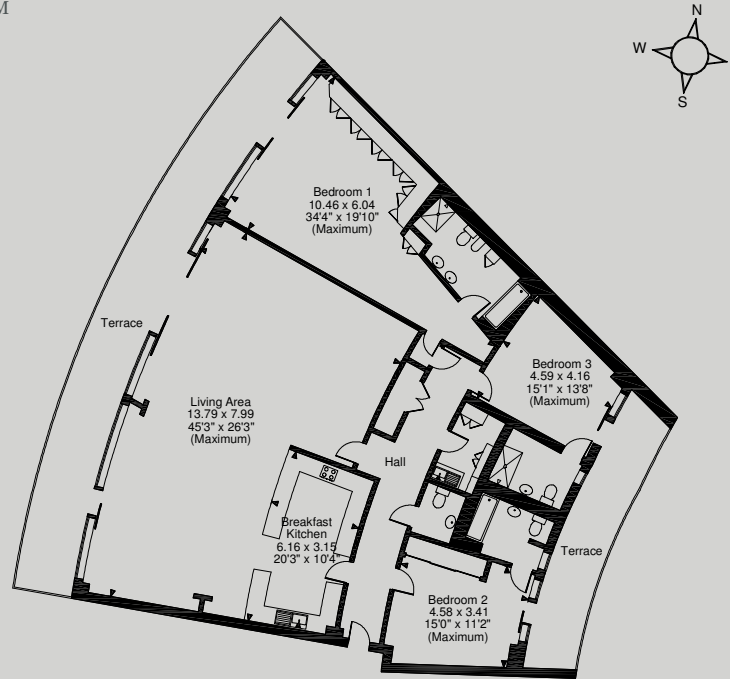


Floorplans

Approximate Gross Internal Area = 2523 Sq Ft/234 Sq M

Balcony external area = 652 Sq Ft/61 Sq M

For identification purpose only. Not to scale.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

he position & size of doors, windows, appliances and other features are approximate only.

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