



Flat 12, 1761 Building

City Walls Road, Chester

An impressive three-bedroom penthouse apartment in a handsome Grade II Listed Chester building

A beautifully appointed apartment situated on the upper level of a charming period building in the heart of historic Chester. The apartment features stylish living space and a stunning roof terrace, as well as extensive shared facilities and well-presented communal areas with various splendid original details.



1 RECEPTION ROOM



3 BEDROOMS



3 BATHROOMS



2 ALLOCATED PARKING BAYS



ROOF TERRACE



LEASEHOLD



CITY CENTRE



1,621 SQ FT



**GUIDE PRICE
£695,000**

The property

This impressive three-bedroom penthouse apartment provides over 1,600 sq. ft of stylish accommodation. Originally built in 1761 as the Chester Royal Infirmary, the historic building has since been transformed into an exclusive collection of elegant apartments.

The penthouse features large sash windows, all with secondary glazing, that flood the interiors with natural light, while residents also benefit from a range of communal facilities and well-maintained shared spaces.

Located on the second floor, the apartment includes a generous, open-plan sitting and dining area. With an L-shaped layout, triple aspect and high ceiling, including upper-level windows, the room welcomes plenty of natural light and opens onto the roof terrace, as well as featuring a Juliet balcony. There is space for both a seating area and a family dining table, making it an ideal space for entertaining.

Adjoining the reception room is the well-equipped kitchen, which is fitted with modern units to base and wall level, with colourful backslashes and integrated appliances by Bosch, including a double oven, an induction hob and an extractor hood. There is also a separate utility room within the apartment with plumbing for a washing machine.

The apartment also features three double bedrooms, one of which could be used as a study for private home working if required. All three bedrooms have built-in wardrobes, while two are en suite with shower rooms. The apartment also includes a family bathroom with a shower attachment. All bath and shower rooms have contemporary suites with floor-to-ceiling tiling.



Outside

At the front of the apartment building there is a driveway leading to a shared parking area with allocated spaces for residents. Flat 12 holds the rights to two of these spaces. The communal gardens at the front include various trees, shrubs and hedgerows, while there are also well-stocked beds surrounding the apartment building and a central courtyard with pot plants and an ornamental pond.

Inside the building, the shared areas include a welcoming hallway with a sweeping staircase and a glass elevator providing access to ground and upper levels. The apartment itself has a large south-facing private roof terrace, providing space for pot plants and a seating area for al fresco dining, and enjoying views across to the Chester Racecourse. Additional shared facilities include a gym with a sauna, while the apartment also has a private secure store in the cellar.

Location

The historic and highly sought-after city of Chester is a bustling and lively place, with a host of excellent amenities, cafés, bars and restaurants, and a superb range of leisure and entertainment facilities. The city centre, with its Tudor-style buildings and famous Rows covered shopping arcade, is an extremely pleasant shopping destination.

The property is located close to Chester Golf Club and Chester Racecourse, while beautiful countryside is right on the city's doorstep. The city boasts excellent transport links, with an efficient mainline service to London Euston (two hours and four minutes), and superb road and motorway links to the nearby cities of Liverpool and Manchester, and the stunning North Wales coastline.



Distances

- Chester city centre 0.1 miles
- Liverpool 22 miles
- Manchester 41.2 miles

Nearby Stations

- Chester

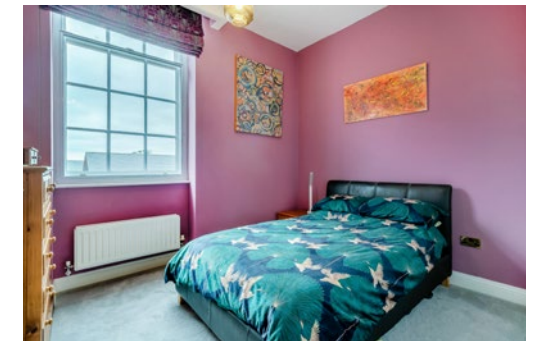
Key Locations

- Chester's Roman City Walls
- Chester Roman Amphitheatre
- Chester Meadows
- Westminster Park Recreational Ground
- Chester Racecourse
- Chester Cathedral
- Chester Golf Club
- The Eastgate Clock
- The Roman Gardens
- River Dee
- Grosvenor Museum

- Cheshire Military Museum
- Chester Zoo
- Blue Planet Aquarium
- Beeston Castle
- Peckforton Castle
- North Wales Coastline

Nearby Schools

- The Queen's School
- Queen's Park High School
- Chester International School
- Overleigh St. Mary's CofE Primary School
- The Catholic High School, Chester
- The Grosvenor Park CofE Academy
- Belgrave Primary School
- The King's School
- Chester Blue Coat CofE Primary School
- The Firs
- The Hammond





First Floor

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

Main House internal area 1,621 sq. ft (151 sq. m)
Storage internal area 145 sq. ft (14 sq. m)
Roof Terrace external area 777 sq. ft (72 sq. m)
Total internal area 1,766 sq. ft (164 sq. m)
For identification purposes only.

Directions

CH1 2NY

what3words: ///twins.rushed.thing

General

Local Authority: Cheshire West & Chester

Services: Mains electricity, water and drainage. Gas central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Ground Rent: Currently £155 per annum

Maintenance Charges: Currently £6346 per annum

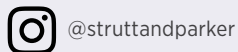
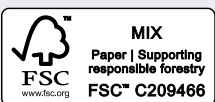
Leasehold Expiry: 01/05/2126

Cheshire & North Wales

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