



ALEXANDRA VILLA
18 LIVERPOOL ROAD, CHESTER

LegatOwen
RESIDENTIAL

JACKSON-STOPS 

ALEXANDRA VILLA
18 LIVERPOOL ROAD, CHESTER, CH2 1AE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 5077 SQ FT/472 SQ M

OF INTEREST TO PRIVATE BUYERS, DEVELOPERS AND INVESTORS

A HANDSOME VICTORIAN VILLA WITH SEPARATE COACH HOUSE COMPRISING 7 SPACIOUS APARTMENTS WITHIN WALKING DISTANCE OF THE CITY CENTRE PRODUCING A 9.5% YIELD BASED ON THE CURRENT RENT OF £85,500 PER ANNUM



DISTANCES

CHESTER - 0.5 MILES

WREXHAM - 12 MILES

LIVERPOOL - 27 MILES

MANCHESTER - 45 MILES

ACCOMMODATION - HOUSE

GROUND FLOOR

- Flat 5 - Living/Diner area with open plan Kitchen; Bedroom; Shower Room
- Flat 4 - Living Room; Dining Room with open plan Kitchen; Conservatory; 2 Bedrooms; 2 Bath/Shower Rooms; Utility

FIRST FLOOR

- Flat 3 - Living/Dining area with open plan Kitchen; Bedroom; Bathroom
- Flat 2 - Living/Dining area; Kitchen with Breakfast bar; Mezzanine Bedroom; Bathroom.
- Flat 1 - Living/Dining area; Kitchen; Bedroom; Shower Room.

ACCOMMODATION - COACH HOUSE

GROUND FLOOR

- Flat 1 - Living/Diner; Kitchen; 2 Bedrooms; Shower Room

FIRST FLOOR

- Flat 2 - Living/Diner; Kitchen; 2 Bedrooms; Bathroom

OUTSIDE

- Secure off road parking for 7 vehicles



LOCATION

Alexandra Villa is situated in the historic and extremely desirable City of Chester. It occupies a prominent yet private position on Liverpool Road which has an attractive street scene being lined with a collection of period town houses. The city centre is within walking distance and is famous for its history and architecture including the renowned Chester Rows. Likewise the main university campus is extremely convenient as is the cathedral, river, Grosvenor Park and race course. Chester has many high street retailers with a good selection of shops, mini supermarkets, restaurants and pubs. Beyond the city centre there are several out of town retail parks including the nearby Cheshire Oaks at Ellesmere Port and Broughton Shopping Centres. The city offers a good selection of both private and state schools including the King's & Queen's which are both within walking distance. On the recreational front the Northgate Area leisure complex is again within walking distance. There is sailing and rowing on the river, cricket, rugby and football clubs nearby, golf at Chester Curzon and horse racing on the Roodee Course.

COMMUNICATIONS

The area enjoys excellent road links with access to the M53 and M56 motorways beyond Chester permitting daily travel to all areas of commerce throughout the North West including Liverpool and Manchester which are both served by international airports. The Chester bus terminal is within walking distance and for those wishing to travel to London there is a 2-hour inter-city rail service from Chester station to Euston.





Flat 4



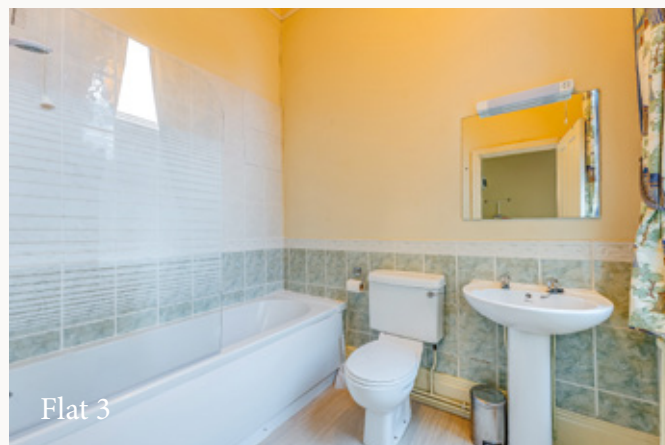
Flat 4



Flat 4



Flat 3



Flat 3

DESCRIPTION

Alexandra Villa is an attractive Victorian villa and in architectural terms has much to commend it. The property is constructed of brick with decorative dressed stone window surrounds, bay windows and detailing to the soffits beneath a slate roof, which has recently been refurbished. Internally the property still retains much of its original character with high ceilings, moulded cornice work, deep door architraves, turned staircase, tiled floor and feature fireplaces. The accommodation within the main house is arranged over 2 floors and was converted some years ago into 5 self-contained flats which combine traditional features with modern fittings and appliances. All the units have the benefit of gas central heating served by a communal boiler located in Flat 4. At ground floor level there is a handsome open-fronted porch with panelled door leading in to a communal hallway which gives access to Flats 4 & 5.

Flat 5 is a 1 bedroom unit with open plan living and dining area benefiting from a bay window to the front. Within the living and dining area is the kitchen and beyond which is a double bedroom with en-suite shower room.

Flat 4 is the most generous property with an open plan dining/kitchen opposite which double doors open in to a separate living room which in turn connects to the conservatory which has French windows to the outside. Flat 4 has a generous master suite comprising a double bedroom with en-suite shower room and beyond the kitchen is a second double bedroom. Off the hallway is a utility room and beyond which is a further bathroom.



Flat 3

Flats 1, 2 & 3 are arranged on the first floor. Flat 3 has an open plan living and dining area with bay window to the front and within the living room is a fitted kitchen. Flat 3 has a generous double bedroom and en-suite bathroom with shower above the bath. Flat 2 has a hallway off which there is a living room with a short flight of steps to a mezzanine bedroom. At the end of the hallway is a shower room and a separate door leads in to a fitted kitchen which incorporates a breakfast bar. Flat 1 has an open plan living and dining area off which is a separate recently fitted kitchen. Flat 1 has a double bedroom which is served by a separate shower room.

Within the Coach House there are 2 further flats. Flat 1 is the ground floor unit with open plan living and dining area, fitted kitchen, 2 double bedrooms and a separate shower room. Flat 2 is on the first floor and the accommodation mirrors Flat 1 save that it has a bathroom with shower above. The Coach House flats have the benefit of gas central heating served by independent gas boilers.

INCOME POTENTIAL

Alexandra Villa has been let for a number of years with high occupancy levels and currently produces an annual rent role of circa £85,500. Owing to its strategic position close to the city centre, Chester University and Countess of Chester hospital it is favourably located. Likewise, Alexandra Villa is very accessible and within easy reach of all areas of commerce including the Chester Business Park, Deeside Industrial Park and Wrexham Industrial Estate with a large number of employers. Within the main house the passing rent includes Council Tax, central heating and water rates and the Landlord accounts to the tenants for electricity consumed. Within the Coach House the tenants are responsible for payment of Council Tax and all utility bills. Details of the status of the individual tenancies is available from the Joint Agents on request.



Coach House - Flat 1



Coach House - Flat 1



Coach House - Flat 1

PROPERTY INFORMATION

Tenure: Freehold (Vacant Possession available if requested).

Address: Alexandra Villa, 18 Liverpool Road, Chester,
CH2 1AE.

Services: All mains services are connected.
Telephone line connected.

Local Authority: Cheshire West & Chester.
Tel: 0300 123 8123

Viewings: Strictly by appointment via the joint agents;
Jackson-Stops - Tel: 01244 328361 or
Legat Owen - Tel: 01244 408200.

Fixtures: Unless specifically mentioned in these particulars
all contents, fixtures and fittings, garden ornaments, statues,
carpets and curtains are excluded from the sale. Certain items
may be available by separate negotiation.

Council Tax: Council Tax Band E - £2,615.36 payable
2023/24.

Energy Performance Certificates:

Flat 1 - Rating D

Flat 2 - Rating D

Flat 3 - Rating D

Flat 4 - Rating E

Flat 5 - Rating D

Coach House 1 - Rating C

Coach House 2 - Rating C

DIRECTIONS (CH2 1AE)

From the Agents Office travel north on St Martins Way and at
The Fountains roundabout turn left onto Parkgate Road. Keep
in the right-hand lane bearing right onto Liverpool Road. The
entrance to Alexandra Villa, 18 Liverpool Road will be seen
after approximately 50 yards on the right-hand side.

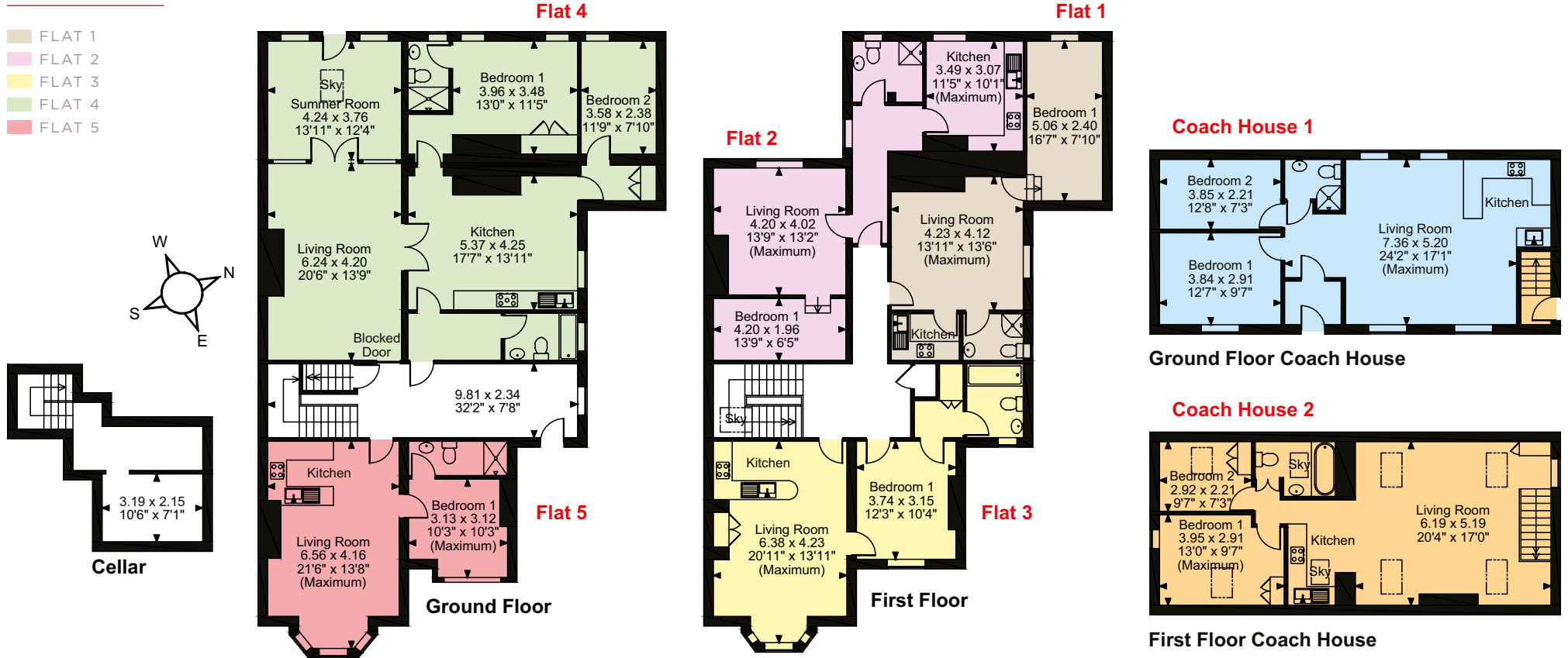


ALEXANDRA VILLA

APPROXIMATE GROSS INTERNAL FLOOR AREA:

- MAIN HOUSE = 3697 SQ FT/344 SQ M
- COACH HOUSE 1 = 697 SQ FT/65 SQ M
- COACH HOUSE 2 = 683 SQ FT/63 SQ M
- TOTAL = 5077 SQ FT/472 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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OnTheMarket

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