



1 Alexandra Mews
HANDBRIDGE, CHESTER

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A modern three bedroom townhouse with secure off road parking, private garage and a South facing garden, situated in a private gated development in the heart of the Chester suburb of Handbridge.



FEATURES

- Three storey townhouse
- Three bedrooms
- Two bathrooms
- Highly sought after residential location
- Private garden and garage
- Within walking distance to Chester
- EPC rating B

DESCRIPTION

1 Alexandra Mews is nestled in a small private development of five townhouses constructed by local developers F&O Homes just three years ago. The property boasts sophistication and exclusivity and provides a rare opportunity to purchase a property so centrally positioned in Handbridge yet in such a private location and with the benefit of off-road parking, a garage and garden.

The property is accessed via a private drive and electric gates which lead to a communal courtyard exclusive to the development. The accommodation is arranged over three floors. The ground floor comprises a spacious entrance hall, downstairs cloakroom, high specification kitchen with integrated appliances including dishwasher, double oven, hob, extractor fan and fridge/freezer. There is plumbing for a washing machine and ample base and wall storage cupboards. There is an open plan dining/living room with a large roof lantern and Aluminium Bi fold doors that open out to the rear patio and garden and provide an abundance of natural light to the room. There is underfloor heating throughout the ground floor. The second floor comprises two double bedrooms and a fully tiled family bathroom with bath and shower over, washbasin, W.C and heated towel rail. The third floor comprises the principal bedroom suite with fitted wardrobes and an ensuite bathroom including a large walk-in shower.

Externally, the property enjoys a rear South facing garden with patio and artificial grassed lawn. To the front there are two secure allocated parking spaces and a brick-built garage with an electric operated roller door, automatic lighting, and power sockets.





SITUATION

Alexandra Mews is positioned centrally in Handbridge which is located on the south bank of the River Dee. The development is accessed off Bradford Street. Handbridge enjoys beautiful views of the River Dee and has a thriving community and bustling High Street with many independent shops, several pubs and other amenities including coffee shops, pharmacy, butchers, delicatessen and Edgar's Field Park. The River Dee and 'The Groves' are within close walking distance and is an ideal place for a stroll along the riverbank and the promenade.

Chester city centre can be reached within a 10-minute walk and provides more extensive facilities with a selection of national and smaller independent retailers including the unique Rows, complimented by out-of-town retail parks including Cheshire Oaks and Sealand Road. Chester is home to one of the oldest racecourses in the world and provides many racing fixtures throughout the year.

The location has convenient access to M53 and the A55 and there are good transport connections to Warrington, Liverpool, Manchester and North Wales. Chester railway station is within walking distance provides direct regular services to London in approximately 2 hours. Both Manchester and Liverpool airport can be reached in around a 45-minute drive.





TENURE

Freehold.

Small service charge payable for maintenance of the common courtyard.

COUNCIL TAX

Band D

METHOD OF SALE

Private Treaty

SERVICES

All mains services

VIEWINGS

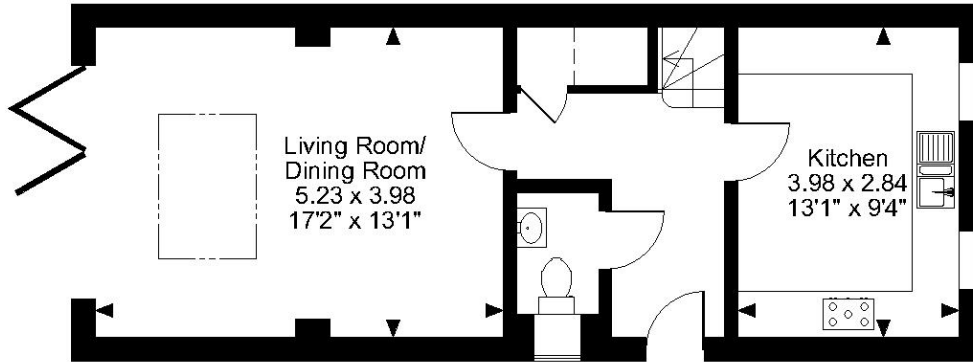
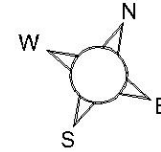
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



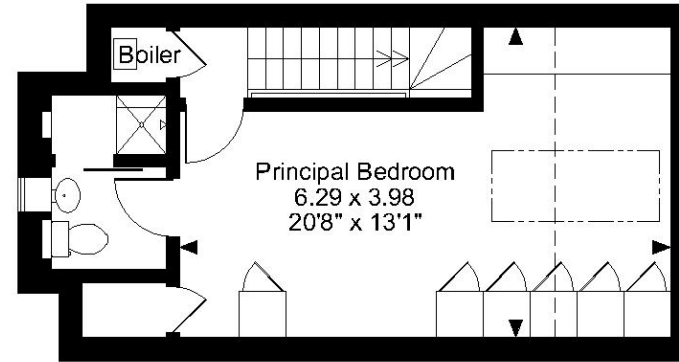
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLAN

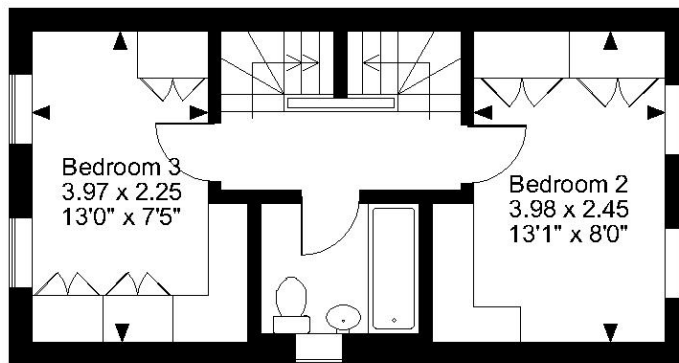
Alexandra Mews, Chester
Approximate Gross Internal Area
Main House = 1060 Sq Ft/98 Sq M
Garage = 181 Sq Ft/17 Sq M
Total = 1241 Sq Ft/115 Sq M



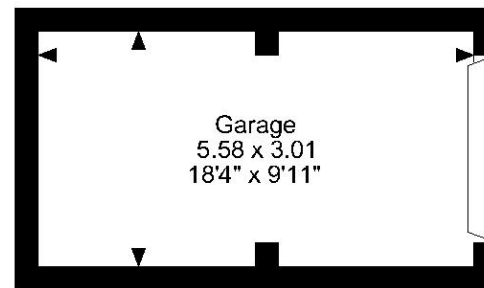
Ground Floor



Second Floor



First Floor



LEGAT OWEN

Albion House
Albion Street
Chester
CH1 1RQ

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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