



18 HQ

NUNS ROAD, CHESTER

**LegatOwen**  
RESIDENTIAL



# 18 HQ

NUNS ROAD, CHESTER



An impeccably designed two-bedroom apartment located within Chester's historic city walls, featuring open plan kitchen/dining/living, allocated parking, storage and a concierge service.



## FEATURES

- Two double bedrooms
- Two bathrooms
- Secure allocated parking
- Located in Chester city centre
- Concierge service
- Designated secure basement storage
- EPC rating B



## DESCRIPTION

Located in the vibrant heart of Chester, this apartment forms part of the distinguished HQ development—an address of just 33 exclusive residences. Framed by a stunningly landscaped central plaza, it embodies sophisticated urban living in a location that's second to none. Residents benefit from secure intercom entry and a reception with dedicated concierge service.

One of the most striking features of this sophisticated apartment is its expansive floor-to-ceiling windows, bathing the interior in natural light and offering views over the beautifully landscaped central plaza. The spacious open-plan living, dining, and kitchen area is both contemporary and versatile—perfect for entertaining or relaxing in style.

The sleek L-shaped kitchen is finished to a high specification, complete with granite worktops, tiled flooring, and a full suite of premium Miele integrated appliances including an induction hob, oven, extractor, dishwasher, warming drawer, microwave, and fridge. A generous entrance hall leads to a separate utility room, discreetly housing the boiler and washer/dryer.

There are two double bedrooms, including a principal suite with extensive fitted wardrobes and an en-suite shower room. The second bedroom is well proportioned and ideal for use as a guest room or a spacious home office. A stylish family bathroom features full tiling, a bath with shower over, WC, and washbasin.

Further highlights include underfloor heating and cooling throughout, a sophisticated air circulation system, secure basement storage, and a dedicated underground parking space. As a resident of HQ, you can enjoy complimentary access to the gym at the Abode Hotel and discounted services at the boutique on-site spa.



## SITUATION

18 HQ enjoys a coveted city-centre position within Chester's historic Roman walls and close to the iconic Chester Roodee racecourse—the oldest operational course in the world.

Chester's dynamic cityscape seamlessly blends rich heritage with contemporary convenience. From the charming Chester Rows and the reimagined Chester Market to the acclaimed Storyhouse Theatre and tranquil riverside strolls along the Dee, residents are surrounded by culture, character, and charm.

Families benefit from access to renowned independent schools including The Queen's School and The King's School. Commuters are well served too—with the A55 linking directly to the M53 and M56, allowing easy travel to Liverpool, Manchester, and North Wales. Chester Railway Station, just a short walk away, offers direct services to London Euston in under two hours.

Manchester and Liverpool airports are both reachable in under 45 minutes.







## TENURE

Leasehold. 982 years remaining.

## COUNCIL TAX

Band F

## METHOD OF SALE

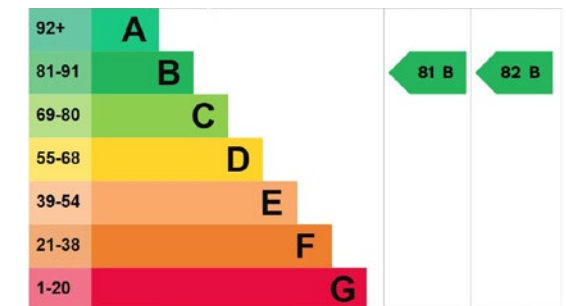
Private treaty

## SERVICES

Electric air source heating. Mains water and drainage

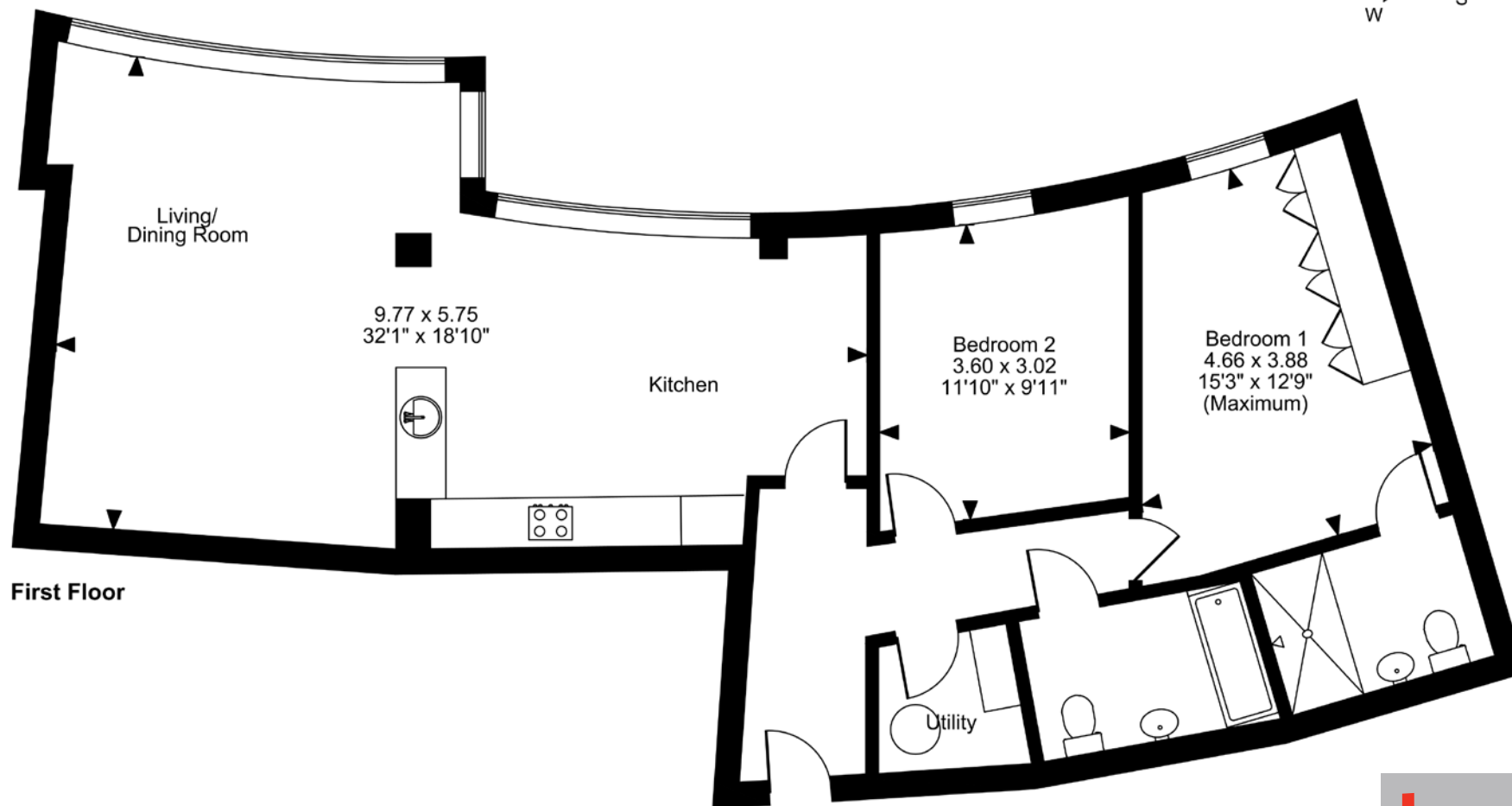
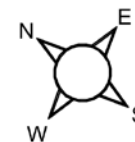
## VIEWINGS

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](mailto:residential@legatowen.co.uk)



## FLOORPLAN

Nuns Road, Chester  
Approximate Gross Internal Area  
1024 Sq Ft/95 Sq M



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8653959/PJA

**LegatOwen**  
RESIDENTIAL  
**01244 408288**  
[legatowen.co.uk](http://legatowen.co.uk)

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Anti-Money Laundering Regulations: In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. DATE PREPARED: JUNE 2025