



CURZON PARK NORTH, CHESTER

£425,000

- TOP FLOOR APARTMENT
- RACECOURSE AND RIVER VIEWS
- TWO DOUBLE BEDROOMS
- PRESTIGIOUS LOCATION
- ATTRACTIVE COMMUNAL GARDENS
- ALLOCATED PARKING FOR TWO CARS

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CURZON PARK NORTH, CHESTER

2
BED

2
BATH

1
RECEPTION

Perched on one of Chester's most desirable addresses, Apartment 6 at 20 Curzon Park North occupies the top floor of an elegant Georgian residence. This beautifully positioned home commands sweeping views over Chester Racecourse and the historic city skyline, this two bedroom apartment has so much to offer.

A shared entrance leads to an impressive staircase that guides you to the second floor, where the private entrance to the apartment awaits.

Inside, the living and dining area is filled with natural light, offering a spacious and adaptable layout that frames captivating views across the racecourse. The adjoining kitchen is fitted with classic shaker-style cabinetry, complete with integrated appliances and additional space for further fittings if desired.

Adding to the practicality, the apartment includes a private storage room located just off the communal landing - ideal for keeping things organised and clutter-free.

Outside, residents benefit from two allocated parking spaces and access to a generously sized communal garden, which gently slopes towards the River Dee, offering a peaceful escape amidst

greenery.

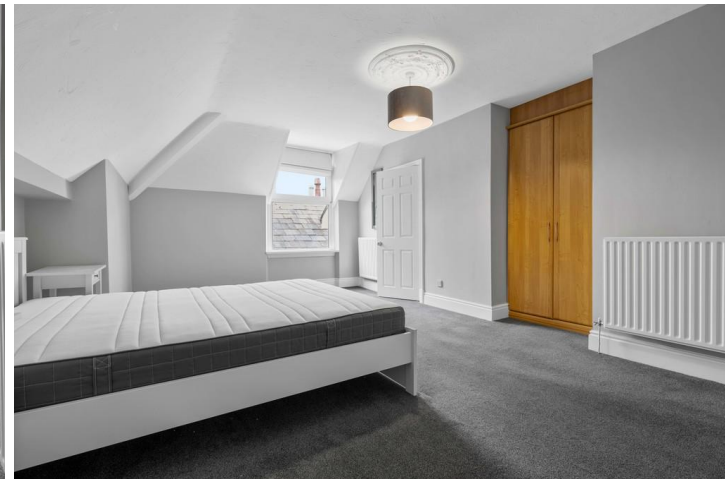
What truly sets this property apart are the spectacular views. Whether relaxing in the living room, preparing meals in the kitchen, or waking up in the principal bedroom, you're treated to an ever-changing panorama. Watch the drama of race days unfold, with Chester's iconic landmarks - including the castle, the city walls, Grosvenor Bridge, and the shimmering River Dee - all within sight.

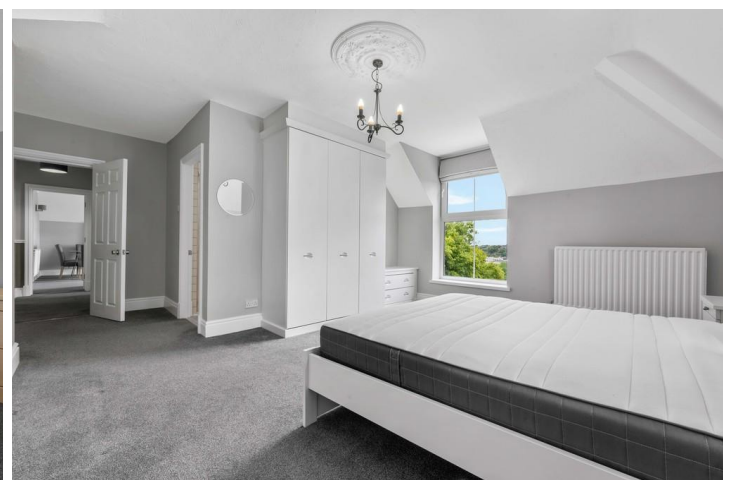
Both bedrooms are spacious and each features its own en-suite. The principal suite boasts a stunning floor-to-ceiling window that perfectly frames the view, fitted wardrobes, and a luxurious, recently updated four-piece en-suite complete with a roll-top bath. The second bedroom offers a built-in wardrobe and an en-suite with a sleek, walk-in shower.

Curzon Park North remains one of Chester's most prestigious locations, prized for its proximity to the River Dee. Step out your door and enjoy tranquil riverside walks at any time of day, surrounded by nature and birdlife. A short stroll over Grosvenor Bridge brings you directly into Chester's vibrant city centre, rich with restaurants, coffee shops, cultural venues, and everything else

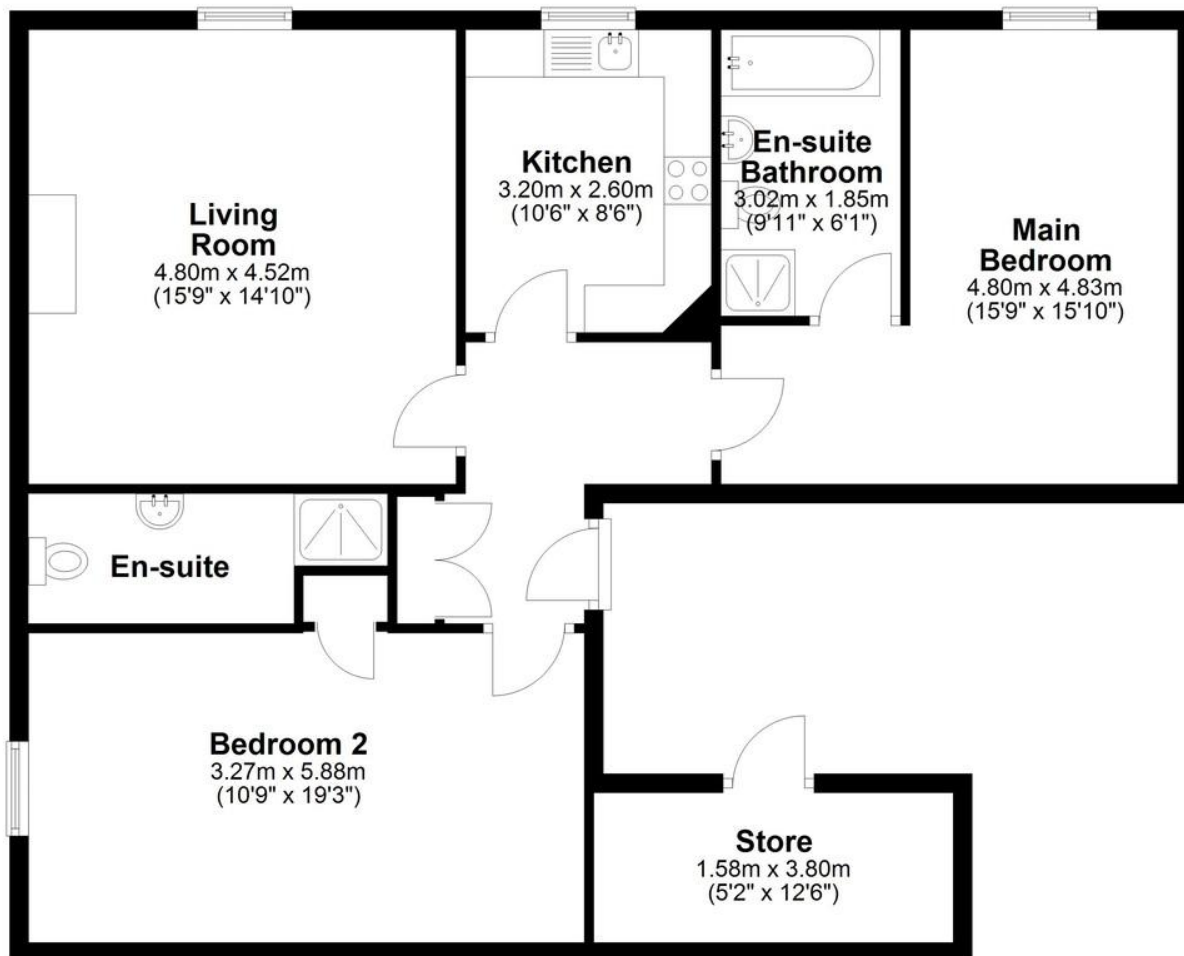
this historic city has to offer.







Second Floor



TOTAL FLOOR AREA

1,001 sq ft / 93 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX

Band E

LOCAL AUTHORITY

Cheshire West and Chester Council

TENURE

Leasehold (958 Years)

SERVICE CHARGE (PA)

£1,920

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59
39-54	E	48 E	
21-38	F		
1-20	G		

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