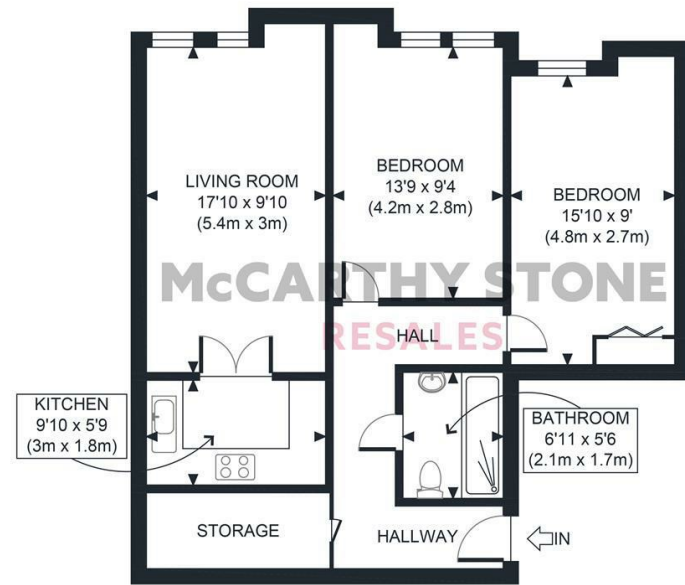


1 Forest Court

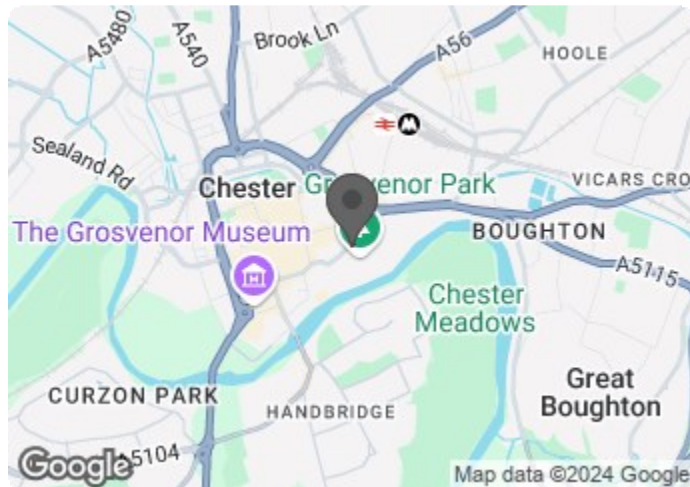
Union Street, Chester, CH1 1AB



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 720 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 720 SQ FT / 67 SQM	Forest Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 16/04/21
	photoplan

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		76	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Asking price £170,000 Leasehold

TWO BEDROOM GROUND FLOOR apartment in the heart of CHESTER close to GROSVENOR PARK and the RIVER DEE. REFURBISHED to include NEW KITCHEN, NEW BATHROOM, NEW DECOR and FLOOR COVERINGS. MCCARTHY STONE DEVELOPMENT with ROOF TOP TERRACE - for the OVER 60'S.

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# Forest Court, Union Street, Chester

## 2 bed | £170,000

### Summary

This McCarthy Stone development, Forest Court is just around the corner from Foregate Street, one of the city's main thoroughfares with all of the shops, cafes, restaurants and other amenities you would expect of a bustling city.

Within 100 yards of the development lies the remains of a Roman amphitheater, demonstrating Chester's origins as a Roman fortress. Almost opposite you will find the entrance to Grosvenor Park where you can walk through the tranquil gardens and enjoy the sounds and sights of the River Dee.

The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind, the development has Camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

### The apartment

A newly refurbished 2 bedroom ground floor apartment.

Whilst you're viewing, ask to look at the views from the amazing roof top terrace!

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the kitchen, bedrooms, living room and bathroom.

### Living Room

Spacious lounge that has been newly refurbished in April 2021 to include fresh decor and new carpets. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

### Kitchen

Fitted kitchen with a range of modern low and eye level units and drawers with a roll top granite style work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood, fridge and freezer.

### Bedroom One

Double bedroom with a fitted mirror fronted sliding wardrobe. Ceiling lights, TV and phone point.

### Bedroom Two

Double second bedroom with ceiling lights, TV and phone point.

### Bathroom

Newly (April 2021) fitted bathroom suite comprising of; double walk in shower, Low level WC, vanity unit with

wash basin and mirror above. Shaving point, electric heater and extractor fan.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,629.40 per annum (for financial year end 28 Feb 2025)

### Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Lease Information

125 years from 2009

Ground rent: £888.93 per annum

Ground rent review: Jan 2039

