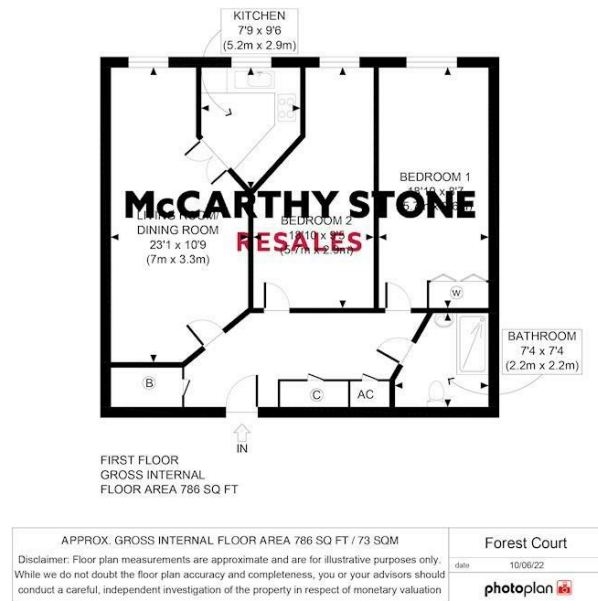
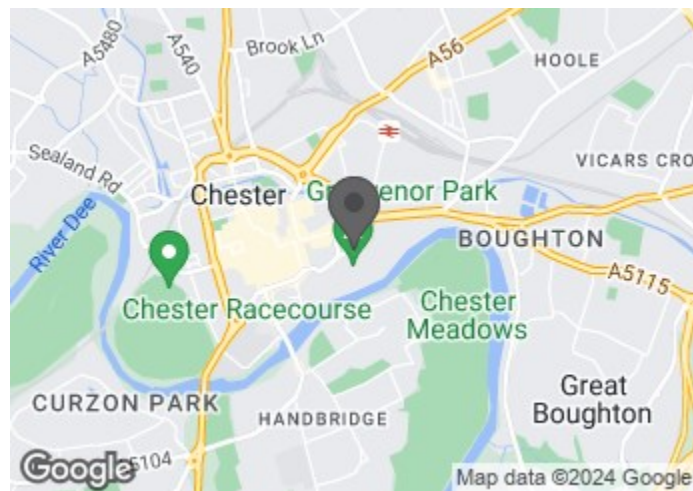


# McCARTHY STONE RESALES

## 26 FOREST COURT UNION STREET, CHESTER, CH1 1AB



### COUNCIL TAX BAND: D



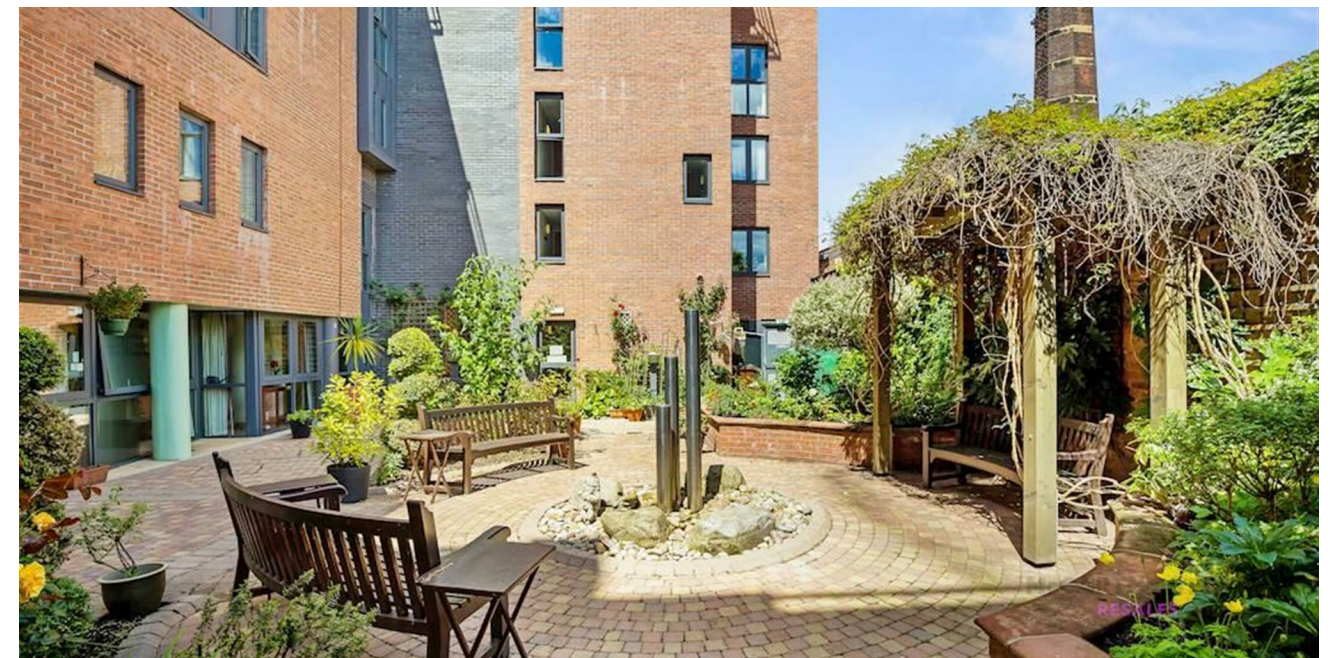
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# McCARTHY STONE RESALES

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Very sought after TWO BEDROOMED Retirement property for the OVER 60'S in this MCCARTHY STONE Forest Court development IN THE CENTRE of CHESTER. Second floor with great views, Large rooms, Two bathrooms. **MUST BE VIEWED.**

## ASKING PRICE £200,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# UNION STREET, CHESTER

2 BED | £200,000

## FOREST COURT

This McCarthy & Stone development, Forest Court, takes its name from Forest Street, which lies at the rear of the development and 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 CCTV 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.

It is a condition of purchase that residents must meet the age requirement of 55 years or of age or over.

## 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. The apartment is fully double glazed with metal frames throughout. Doors lead to the kitchen, bedrooms, living room and bathroom.

## LOUNGE

Spacious lounge benefiting from a Feature fireplace with inset electric fire, large double glazed windows with an outlook over Chester. 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

Fully tiled and re-fitted kitchen with a range of white high gloss modern low and eye level units and drawers with laminated granite effect work surfaces. Grey composite bowl sink and drainer with chrome mixer tap sits beneath double glazed window. Eye level oven, Neff induction ceramic hob with glass splash back and extractor above, Integrated AEG oven and grill, Integrated dish-washer and integrated fridge.

## MASTER BEDROOM

Very good size double bedroom with a range of fitted furniture to include two mirror fronted wardrobes a fitted desk with storage cupboard and filing cabinet. Two ceiling lights, TV and phone point and wall heater, Door off to En-suite

## BEDROOM TWO

A spacious second bedroom that could be used as an

office or hobby room. Electric wall heater, ceiling light point and telephone point.

## SHOWER ROOM

Fully tiled shower room with white suite comprising: shower unit with sliding glazed door; vanity unit with mixer tap and two storage drawers with Fitted wall mirror above, low level dual-flush WC. extractor, ceiling light point, electric radiator, and wall fan heater. Tiled Flooring

## SERVICE CHARGE DETAILS

- 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. 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 25)

## LEASEHOLD INFORMATION

125 years from 2009

Ground rent £495 per annum

Ground rent review: Jan 2024

## PARKING

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

## ADDITIONAL INFORMATION & SERVICES

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

