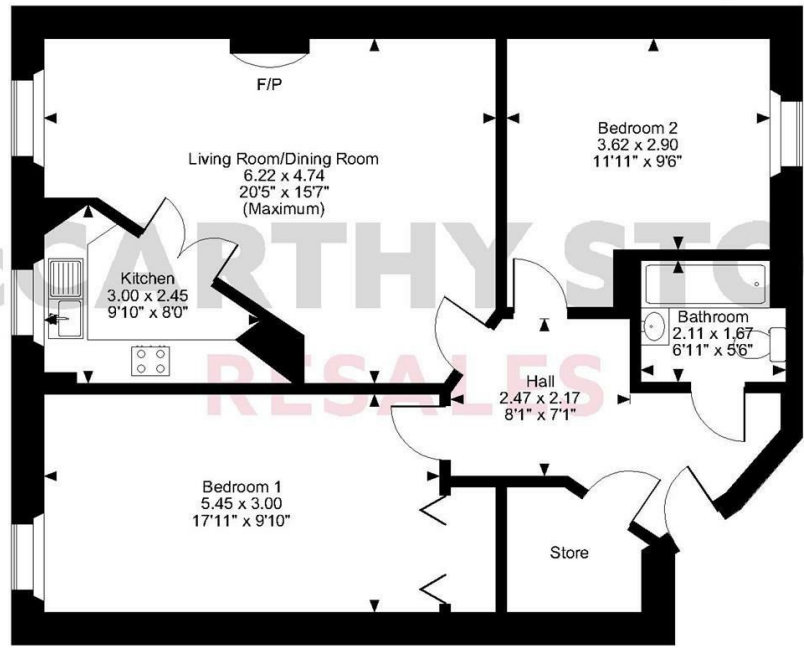
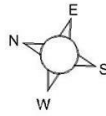


Forest Court, Union Street, Chester
 Approximate Gross Internal Area
 819 Sq Ft/76 Sq M



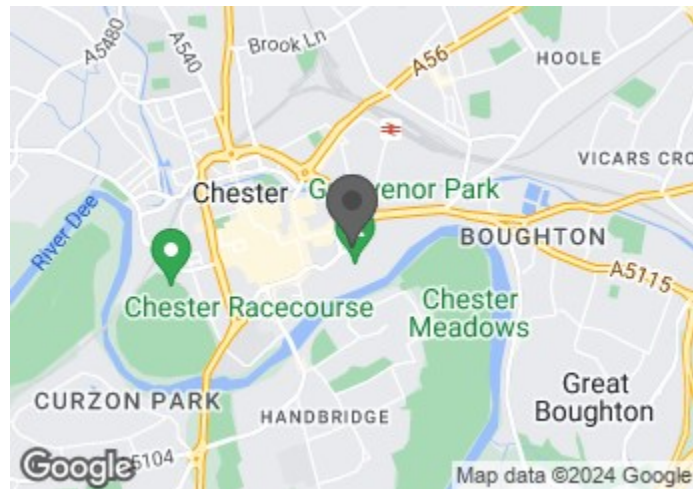
Second Floor FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

29 FOREST COURT
 UNION STREET, CHESTER, CH1 1AB



COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A TWO BEDROOM CORNER APARTMENT on the SECOND FLOOR of this MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S, situated within the walls of CHESTER, so ideally located for Chester amenities, parks and river.

ASKING PRICE £215,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



UNION STREET, CHESTER

2 BED | £215,000

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 amphitheatre, 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.

There is a secluded communal garden outside the lounge, and also a communal roof terrace which has impressive views over the city, Grosvenor Park and to the Welsh hills

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 spacious 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 the streets of 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

Fitted kitchen with a range of low and eye level units and drawers with laminated granite effect work surfaces. Stainless steel sink and drainer with chrome mixer tap sits beneath double glazed window. Eye level oven, induction hob with extractor above, Integrated oven and grill and integrated fridge.

BEDROOM ONE

Very good size double bedroom with a mirror fronted wardrobe with rails and shelving. Two ceiling lights, TV and phone point and wall heater.

BEDROOM TWO

A spacious second bedroom featuring picturesque

garden views and a charming vista of Grosvenor Park. Electric wall heater, ceiling light point and telephone point.

BATHROOM

Tiled bathroom with white suite comprising: bath with shower over, glass screen and handrail, vanity unit with mixer tap and two storage drawers with 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: £3,508.56 per annum (for financial year end 28 Feb 24)

LEASE INFORMATION

125 years from 2009

Ground rent £888.93 per annum

Ground rent review: Jan 2039

PARKING

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.

ADDITIONAL INFORMATION & SERVICES

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

