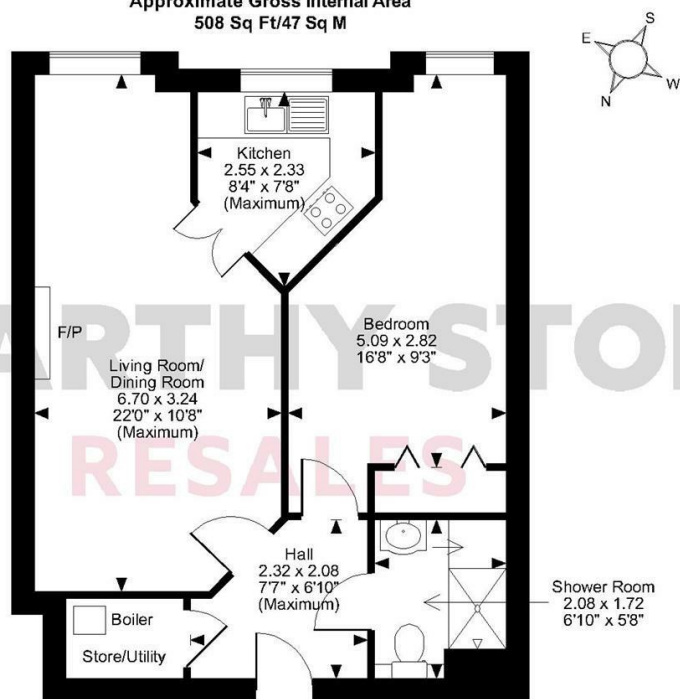


Forest Court, Union Street, Chester  
Approximate Gross Internal Area  
508 Sq Ft/47 Sq M



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

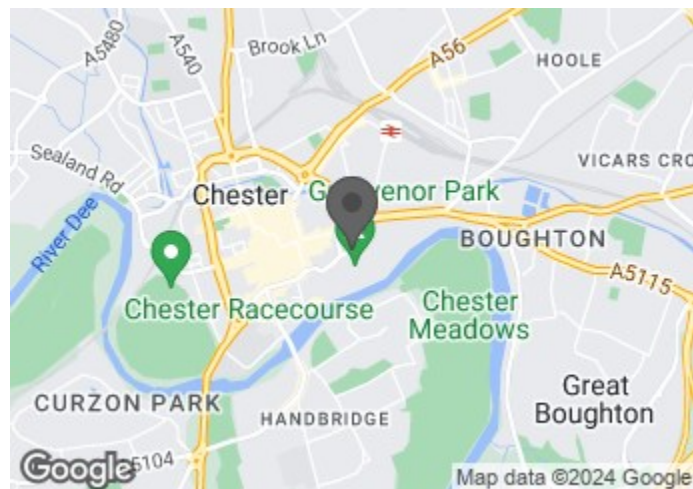
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8590743/SKL

# McCARTHY STONE RESALES

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



### COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>78</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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A SPACIOUS ONE BEDROOM RETIREMENT LIVING APARTMENT SITUATED ON THE THIRD FLOOR. THE DEVELOPMENT IS IDEALLY LOCATED WITHIN EASY WALKING DISTANCE TO THE CENTRE OF CHESTER AND ALL ITS AMENITIES.

**ASKING PRICE £125,000 LEASEHOLD**

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

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# FOREST COURT, UNION STREET, CHESTER

1 BED | £125,000

## SUMMARY

This McCarthy & Stone development, Forest Court, takes its name from Forest Street 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.

## 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, bedroom, living room and bathroom.

## LIVING ROOM

Spacious lounge benefiting from 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 fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Double glazed window overlooking communal gardens. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

## BEDROOM

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

## BATHROOM

Fully tiled and fitted with suite comprising of a electric 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 is £2,419.57 for financial year ending 28/02/2025. 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.

## CAR PARKING (PERMIT SCHEME)

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

## LEASE INFORMATION

Lease Length: 125 years from 1st Jan 2009  
Ground Rent: £763.22 per annum  
Ground Rent Review: 1st Jan 2039

## ADDITIONAL INFORMATION & SERVICES

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

