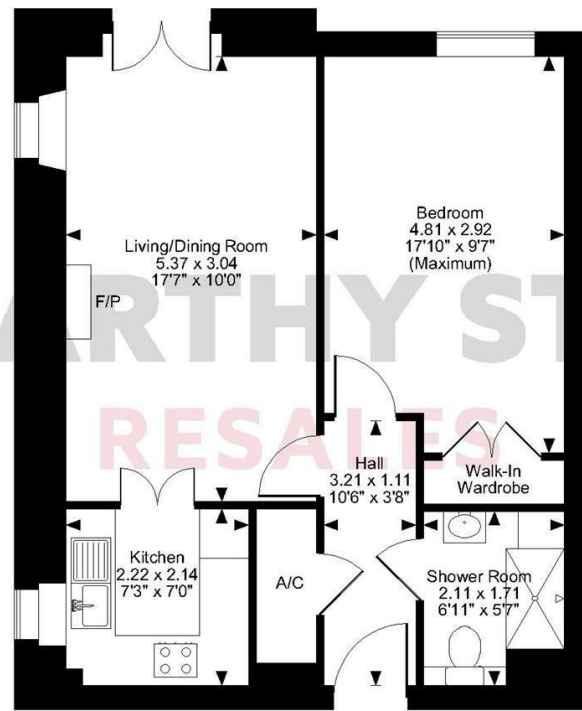
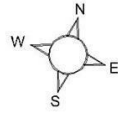


Forest Court, Union Street, Chester
 Approximate Gross Internal Area
 501 Sq Ft/47 Sq M

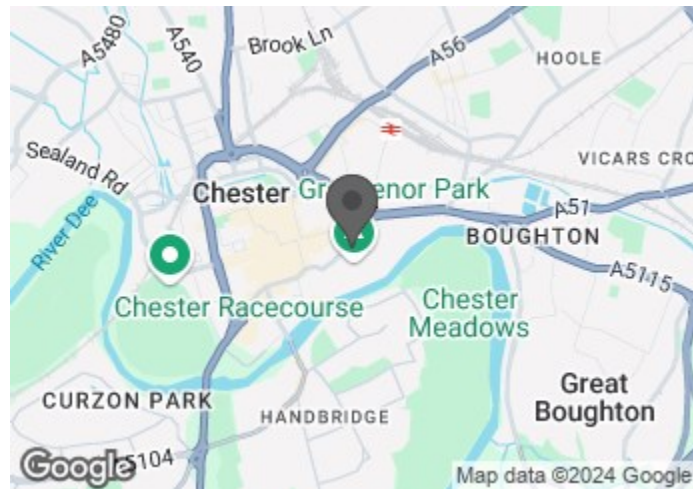


Second Floor

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/8612199/SKL

COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**McCARTHY STONE
 RESALES**

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.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

**McCARTHY STONE
 RESALES**

**27 FOREST COURT
 UNION STREET, CHESTER, CH1 1AB**



A ONE BEDROOM SECOND FLOOR retirement apartment with JULIET BALCONY situated in Forest Court, McCarthy Stone development

Contact us today to arrange a viewing and take the first step towards owning this fantastic property in Forest Court!

ASKING PRICE £110,000 LEASEHOLD

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

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

FOREST COURT, UNION STREET, CHESTER

1 BED | £110,000

SUMMARY

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 (subject to availability and additional fee) 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 a Juliet balcony. 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.

SHOWER ROOM

Fully tiled and fitted with suite comprising of a walk in shower cubicle, 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 £2,419.57 per annum (for financial year end 28/02/2025).

CAR PARKING (PERMIT SCHEME)

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.

LEASE INFORMATION

Lease Length: 125 years from 2009

Ground Rent: £763 per annum

Ground Rent review: Jan-24

ADDITIONAL INFORMATION & SERVICES

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

