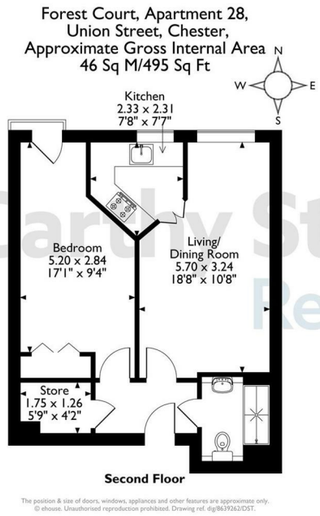
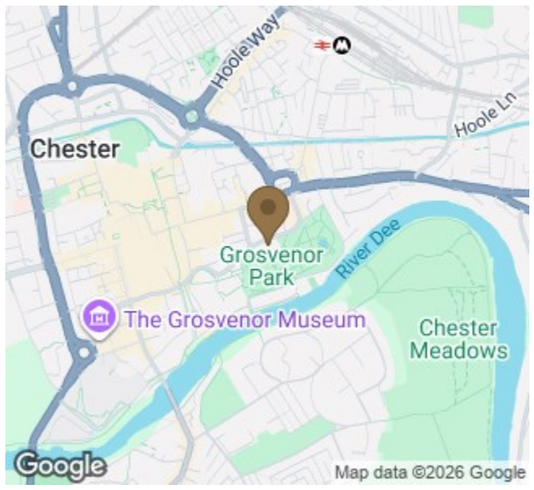
Excellent

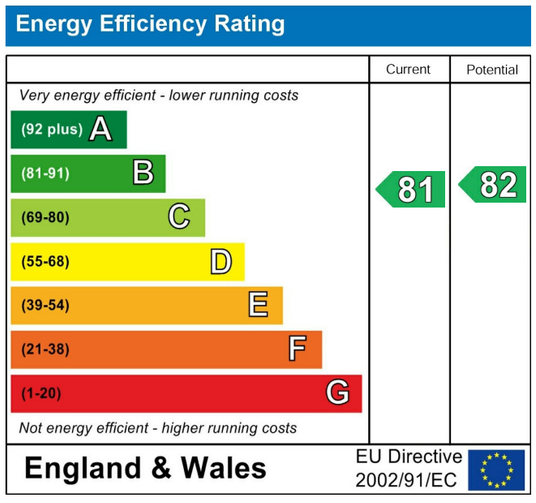
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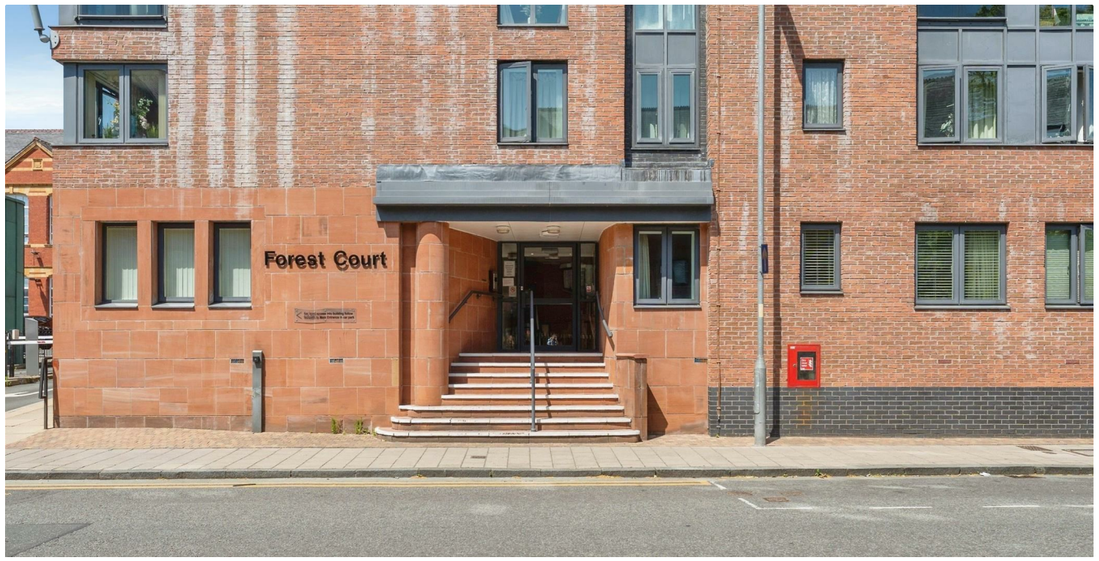




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The Property Ombudsman







28 Forest Court

Union Street, Chester, CH1 1AB

1 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 28 Forest Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £110,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom second floor apartment
- Newly refurbished modern kitchen
- Guest Suite for visiting family & friends
- Communal Lounge where social events take place
- 24 hour Careline + Camera door entry system
- Laundry room + Mobility scooter charging point/cycle store
- Communal Landscaped Courtyard Garden
- Rooftop terrace with great views
- House Manager on-site
- Excellent transport links

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

28 Forest Court, Chester

1 | 1 | Asking price £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 (for a small fee per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

Property Overview
This immaculate one-bedroom, second-floor apartment enjoys a desirable position overlooking the side of the development. The spacious lounge with large pitcure window allowing in plenty of natural light, this apartment also features a nelwy re-furbished modern kitchen with integrated Bosch appliances, a generous double bedroom with mirror fronted sliding door wardrobe and a contemporary shower room Ideally located close to the communal lift allowing access to the ground floor and the ome owners lounge

Social Lifestyle
The Communal Lounge is at the heart of the community at Forest Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings with guest visitors and more activities planned for 2027. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Roof Terrace
Forest Court boasts a stunning roof terrace with ample contemporary seating, overlooking the local area and beyond. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

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.

Service Charge
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

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

Service Charge: £2,583.84per annum (up to financial year end 1st March 2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
Lease: 125 years from 01/01/2009
Ground rent: £763.21 per annum
Ground rent review: 01/01/2039

Additional Information & Services
•Full Fibre Broadband available soon
• Mains water and electricity
• Electric room heating
• Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













