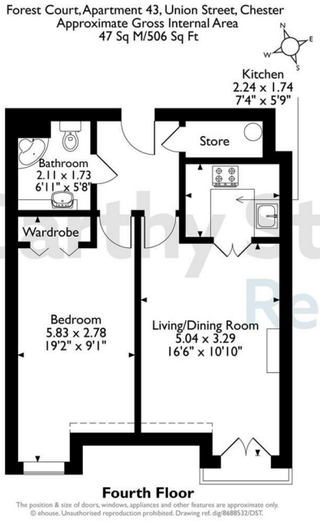
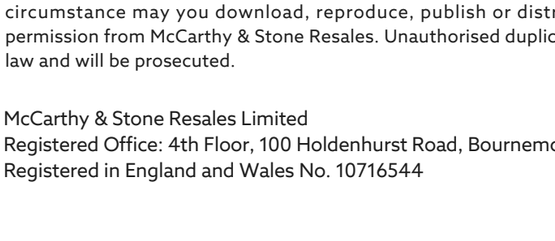
Excellent

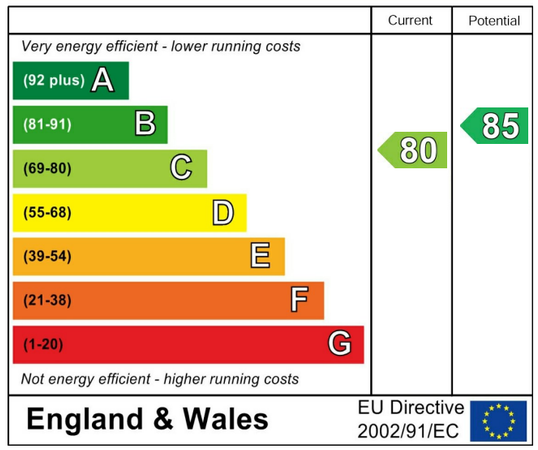
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Registered in England and Wales No. 10716544

The Property Ombudsman







43 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 43 Forest Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £95,000
Leasehold

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

Why you'll love living here:

- One bedroom 3rd floor energy efficient apartment
- Communal Landscaped Courtyard Garden
- Laundry room + Mobility scooter charging point/cycle store
- Rooftop terrace, great views! *Pet Friendly*
- House Manager on-site
- Guest Suite for visiting family & friends
- Communal Lounge where social events take place
- 24 hour Careline + Camera door entry system
- Part exchange scheme available
- Call McCarthy Stone Resales to view on 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

43 Forest Court, Chester

1 | 1 | Asking price £95,000

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 (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. Doors lead to the kitchen, bedroom, living room and Shower room.

Living Room

Spacious lounge benefiting from a Juliet balcony allowing in plenty on natural light. Ample room for a small dining table and chairs, a modern fire surround with a Living Flame style electric fire,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

A new re-designed fitted kitchen with a range of modern low and eye level units and drawers with a marble effect roll top work surface. With a granite effect sink with mono lever tap and drainer. With an electric fan assisted oven, ceramic hob, cooker hood and free standing fridge freezer.

Bedroom One

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 with electric shower over, 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 please contact your Property Consultant or House Manager.

Annual service charge: £2,583.84 for the financial year ending 28/02/2027.

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: January 2039

Moving Made Easy & Additional Services

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.
- 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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













