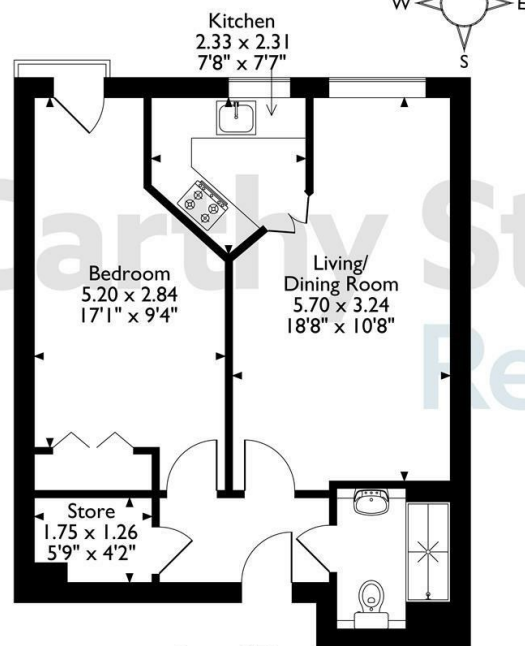


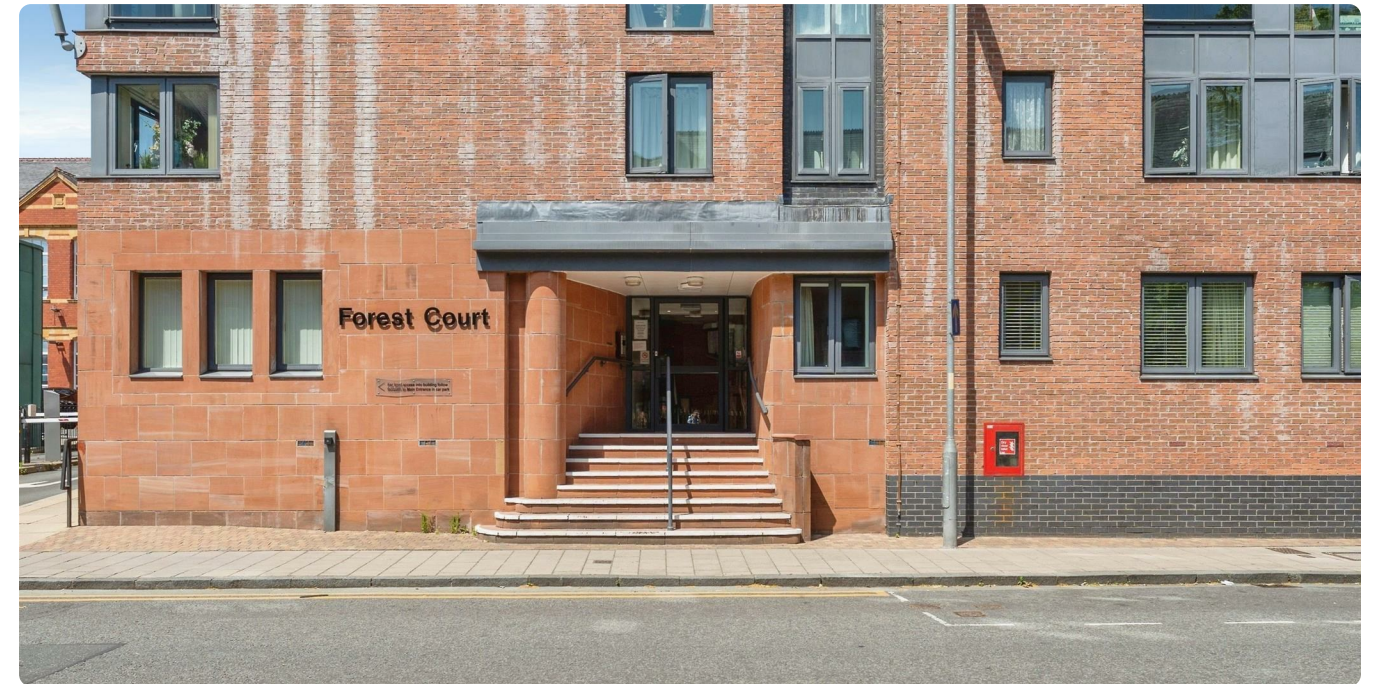
Forest Court, Apartment 28,
Union Street, Chester,
Approximate Gross Internal Area
46 Sq M/495 Sq Ft



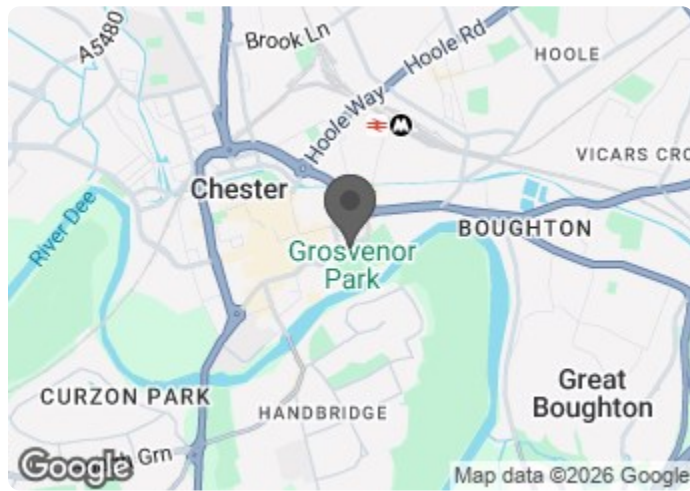
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dij/8639262/DST.

28 Forest Court

Union Street, Chester, CH1 1AB



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		81	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Asking price £115,000 Leasehold

DONT MISS OUT ON THIS OPPORTUNITY TO PURCHASE THIS BRIGHT SPACIOUS AND PRESENTED TO A VERY HIGH STANDARD ONE BEDROOM SECOND FLOOR APARTMENT in McCarthy & Stones FOREST COURT, retirement living development, for the OVER 60'S, situated in CHESTER, ideally located for Chester amenities, parks and river.

This property has been recently re-decorated throughout and with a newly installed kitchen and modern shower room, new Fischer electric radiators with 10 year guarantee and new instantaneous hot water system also recently installed.

Call us on 0345 556 4104 to find out more.

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Forest Court, Union Street, Chester

1 Bed | £115,000

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.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour 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 housing a newly installed instantaneous hot water system. 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 with ample room for a small dining table and chairs, benefiting from TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

Kitchen

Newly re-furbished modern kitchen is partially tiled and fitted with a range of modern low and eye level units and drawers with a white gloss work surface and with white colour matching sink with mono lever tap and drainer. Double glazed window, waist level oven, ceramic hob, cooker hood and integral Bosch fridge freezer and washing machine

Bedroom

Bright spacious double bedroom with a fitted mirror fronted sliding door wardrobe. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of a shower cubicle with rainfall shower and seat, comfort height 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: £2,583.84 per annum (for financial year end 28 Feb 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: 125 years from 01/01/2009

Ground rent: £763.21 per annum

Ground rent review: 01/01/2039

Additional Information & 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 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 check our webpage additional services or speak with our Property Consultant.
- Full Fibre to the cabinet broadband available to order.
- Mains water and electricity
- Electric room heating
- Mains drainage

