



McCarthy & Stone
RESALES



5 Forest Court Union Street, Chester, CH1 1AB
Asking price £140,000 Leasehold

For further details
please call 0345 556 4104

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A ONE BEDROOM RETIREMENT APARTMENT situated on the GROUND FLOOR of our FOREST COURT DEVELOPMENT IDEALLY LOCATED in the CENTRE OF CHESTER. Part of our retirement living range.

Apartment

Stunning ground floor retirement apartment with a dual aspect elevated position and a great outlook. Positioned ideally within the building giving easy access to the front door of the development. The property is presented in an immaculate condition with many upgrades added by the current owner, including new kitchen and new heating system. MUST BE VIEWED TO FULLY APPRECIATE

Forest Court

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.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Entrance Hallway

Front door with spy hole leads to a good size entrance hall - the 24-hour emergency response system and door entry intercom system is situated in the hall along with smoke detector and illuminated light switches for ease of use. From the hallway there is a door to a walk-in storage cupboard/airing cupboard which houses the hot water boiler and provides good storage space. Further doors lead to the living room, bedroom and shower room.

Living Room

A very spacious lounge benefiting from a dual aspect corner window with a view down union street from an elevated position. Feature fireplace with inset electric fire providing a very cosy environment and a great focal point. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Double doors with glazed panels lead onto a separate kitchen.

Kitchen

Fully tiled and fitted kitchen in a range of luxury ivory shaker style low and eye level units and drawers with laminate style work surfaces with a granite effect and tiled splash-back. Under pelmet lighting. Stainless steel sink with an ornate mixer tap and drainer with double glazed window above. Oven, ceramic hob, cooker hood and integrated fridge-freezer. Recessed ceiling spotlights. Amtico flooring.

Bedroom

Very tastefully decorated double bedroom benefiting from fitted wardrobe with mirrored doors. Ceiling lights, TV and telephone point.

Shower room

Fully tiled and fitted with suite comprising double width shower unit with sliding glass doors. Low level WC, vanity unit with in built wash basin and wall mounted vanity unit above with mirrored doors. Shaving point, electric heater and extractor fan.

Service Charge details

- 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

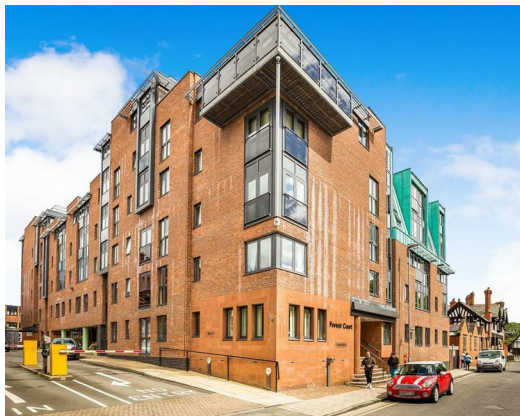
Lease information

125 years from 2009

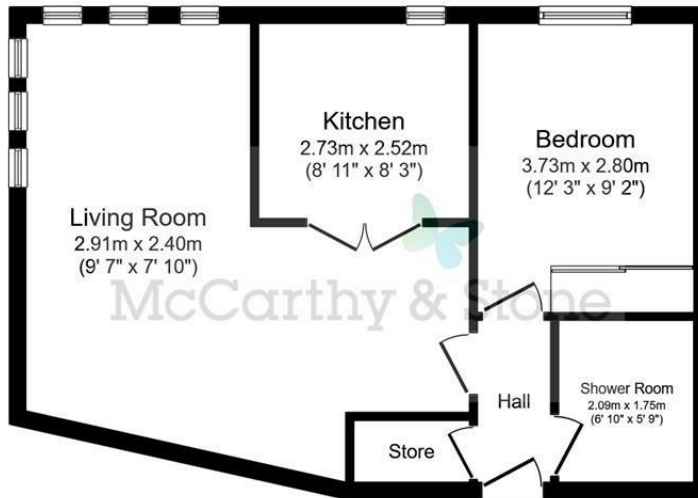
£425 per annum ground rent

Parking

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.







Floor Plan

Total floor area 49.0 sq. m. (527 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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