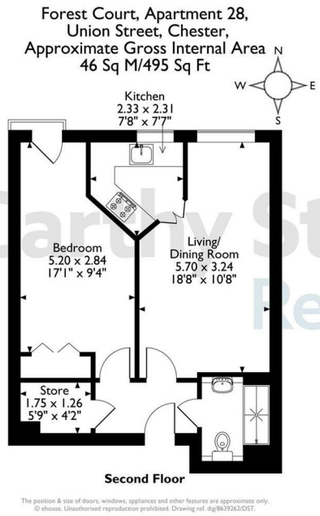
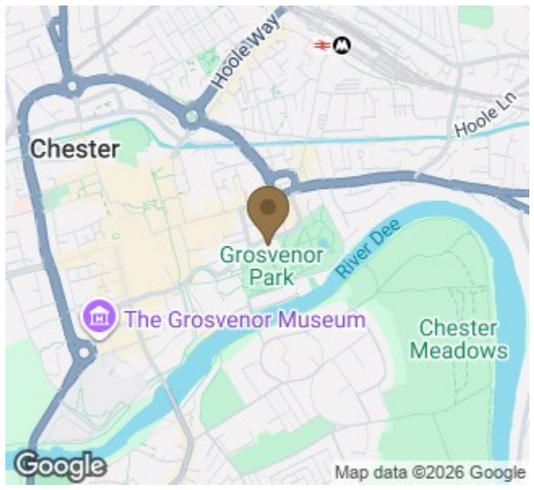
Excellent

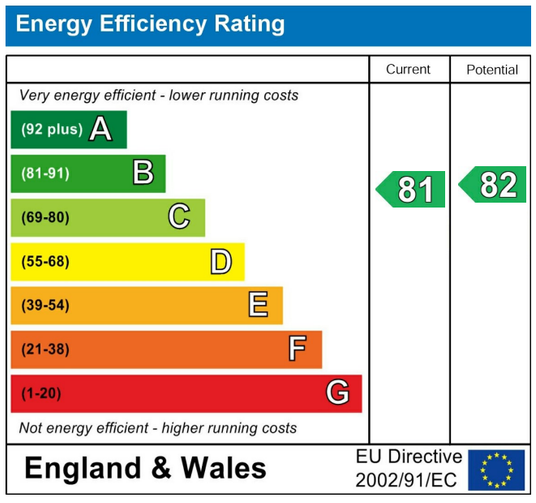
Trustpilot

McCarthy & Stone
Resales.



McCarthy Stone
Resales

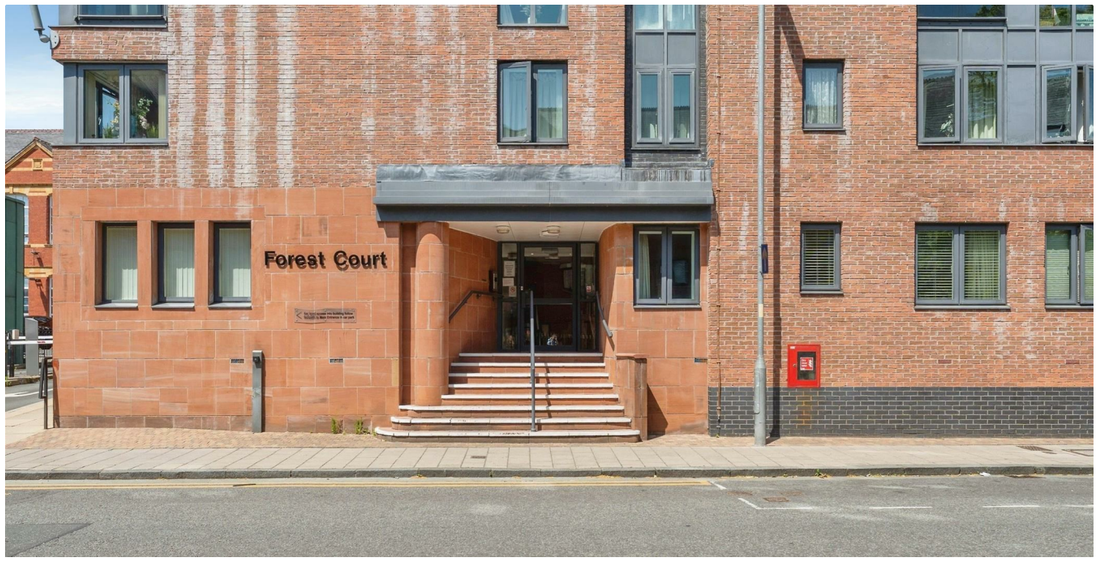




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

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.

Annual Service Charge: £2,583.84 for the financial year end 28th February 2027.

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

Lease Information

Lease: 125 years from 1st Jan 2009
Annual ground rent: £763.21
Ground rent review:1st Jan 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.









