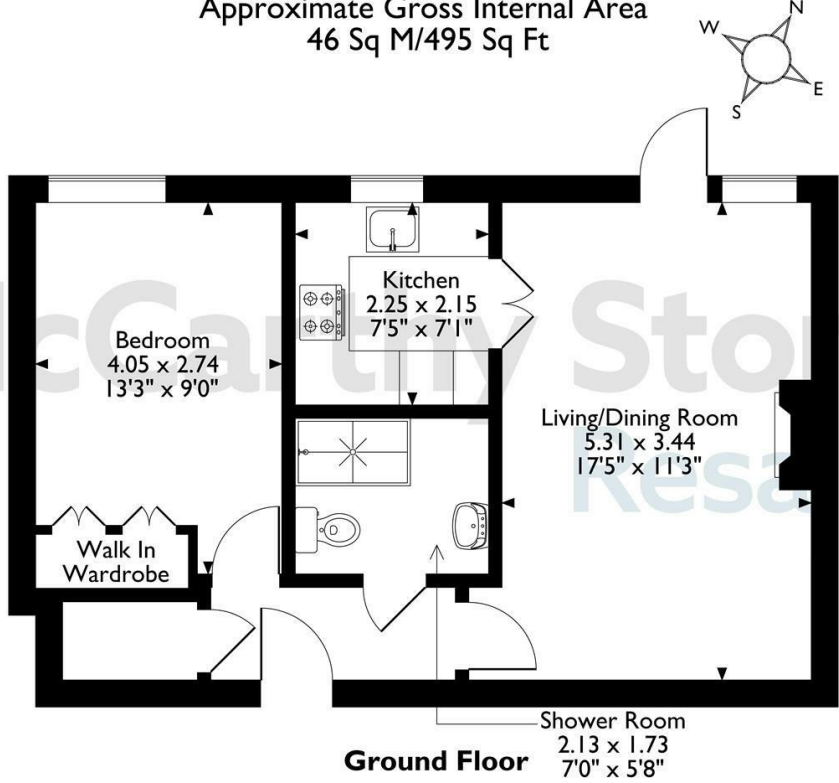
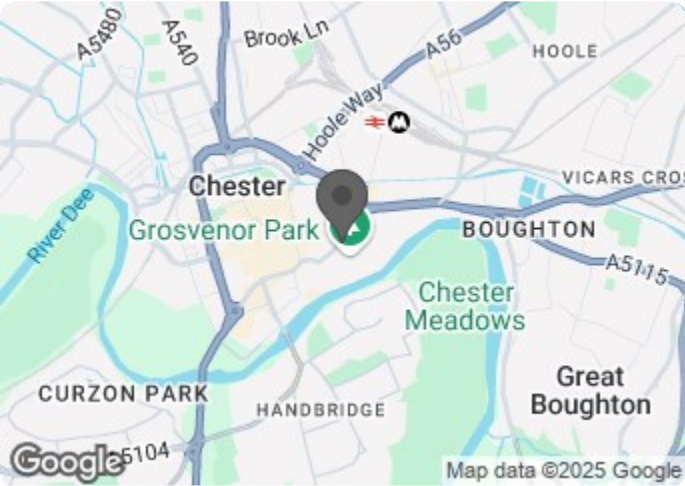


Forest Court, Apartment 2, Union Street, Chester
Approximate Gross Internal Area
46 Sq M/495 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



2 Forest Court

Union Street, Chester, CH1 1AB



Asking price £110,000 Leasehold

ONE BEDROOM GROUND FLOOR APARTMENT WITH DIRECT ACCESS TO COMMUNAL GARDENS situated within a RETIREMENT LIVING DEVELOPMENT for the OVER 60'S, with all the charm of CHESTER on your doorstep, close to Grosvenor Park and the River Dee.

Call us on 0345 556 4104 to find out more.

Forest Court, Union Street, Chester, CH1

1AB

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 (subject to availability and additional fee) 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 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 and emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room.

Living Room

Spacious lounge with patio door on to communal gardens. Ample room for dining. TV and telephone points, Sky/Sky+ connection point, ceiling lights, fitted carpets and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

Kitchen with window

Tiled and fitted kitchen with a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and fridge/freezer.

Bedroom

Double bedroom with a fitted mirror fronted folding wardrobe. TV and telephone points, Sky/Sky+ connection point, ceiling light, fitted carpets and raised electric power sockets.

Wet Room

Fully tiled and fitted with modern suite comprising a double electric shower with curtain and hand rail. 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

1 bed | £110,000

- 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

Service charge: £2,419.56 per annum (for financial year ending 28 Feb 2026)

Car Parking Permit Scheme-subject to availability
Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold

125 years from Jan 2009
Ground rent: £763.22 per annum
Ground rent review: Jan 2039

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

