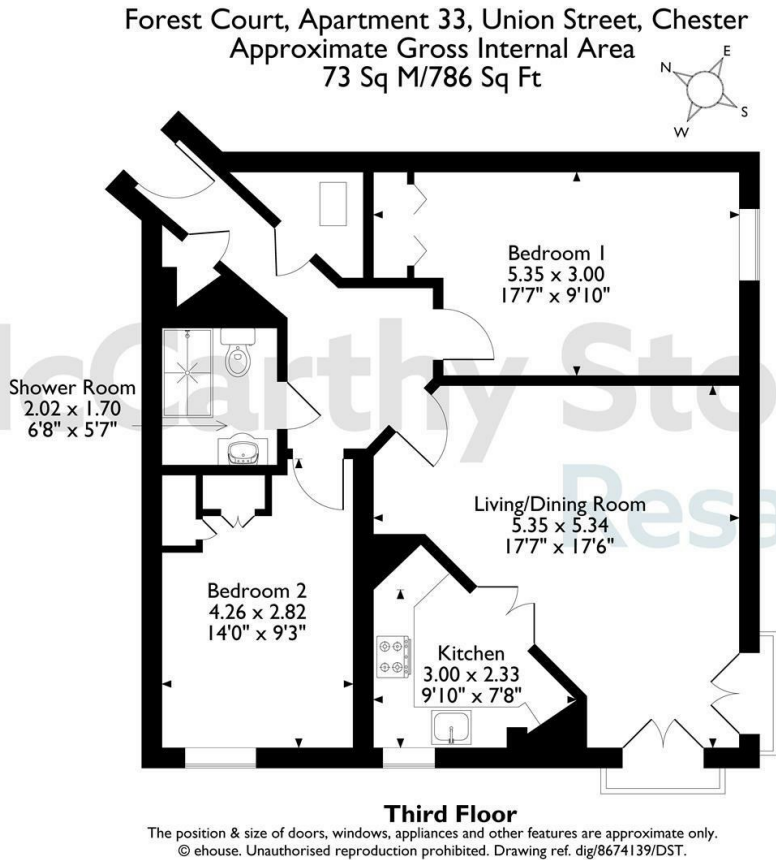
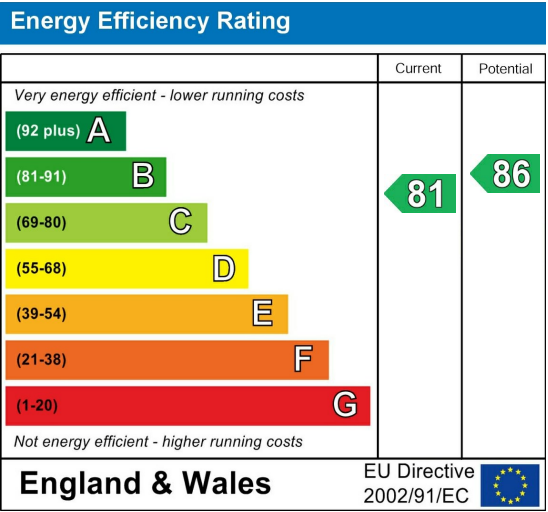
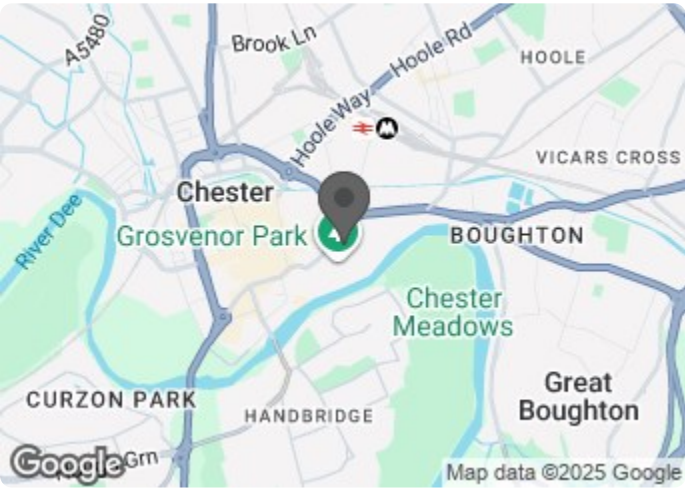


33 Forest Court

Union Street, Chester, CH1 1AB



Council Tax Band: D



Asking price £225,000 Leasehold

A WELL PRESENTED TWO BEDROOM THIRD 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.

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# Forest Court, Union Street, Chester

## 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 and emergency pull cord located in the hall. Doors lead to the kitchen, bedrooms, living room and bathroom.



## Living Room

Spacious lounge benefiting from a Juliet balcony and with ample space for a dining table and chairs. Double aspect corner windows allowing in plenty of natural light. 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

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Double glazed window overlooking communal gardens. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

## Bedroom One

Double bedroom with a fitted mirror fronted sliding wardrobe. Ceiling lights, TV and phone point.

## Bedroom Two

Double second bedroom with built in cupboards and drawers, ceiling lights, TV and phone point.

## Bathroom

Fully tiled and fitted with suite comprising of walk in 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



# 2 Bed | £225,000

charges please please contact your Property Consultant or House Manager.

Annual service charge is £3,681.36 for the financial year ending 28/02/2026.

## 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 1st Jan 2009  
Ground rent: £888.91 per annum  
Ground rent review: 1st Jan 2024

## Moving Made Easy & Additional Information

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.

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

