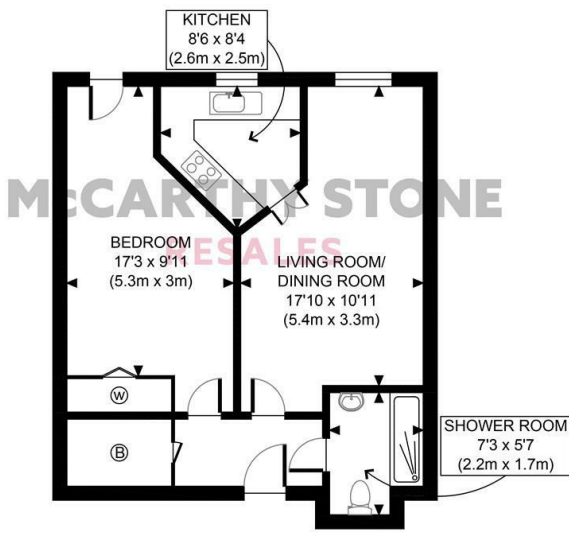


McCARTHY STONE
RESALES

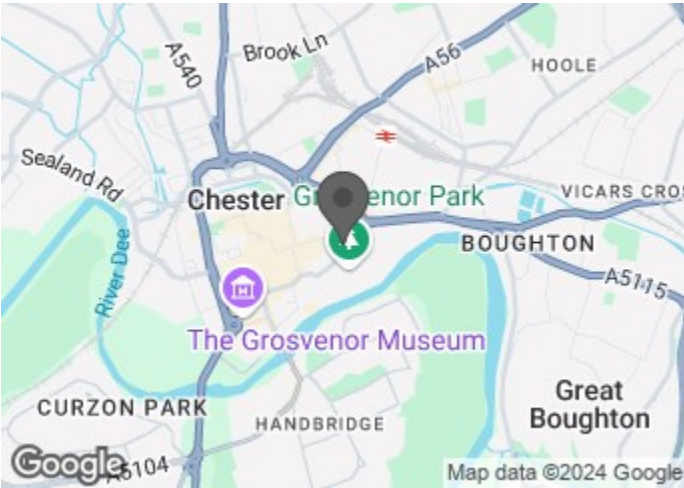
17 FOREST COURT
UNION STREET, CHESTER, CH1 1AB



GROSS INTERNAL
FLOOR AREA 513 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 513 SQ FT / 48 SQM	Forest Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 01/06/22
	photoplan

COUNCIL TAX BAND: C



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		
	82	88



ONE BEDROOM FIRST FLOOR APARTMENT 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.

PRICE REDUCTION
ASKING PRICE £85,000 LEASEHOLD

For further details, please call 0345 556 4104
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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FOREST COURT, UNION STREET, CHESTER,

1 BEDROOMS £85,000

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 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 modern 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 sliding wardrobe. TV and telephone points, Sky/Sky+ connection point, ceiling light, fitted carpets and raised electric power sockets.



SHOWER ROOM

Fully tiled and fitted with modern suite comprising a double electric shower with glass screen 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
- 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: £2,419.56 per annum (for financial year end 28 Feb 2025)

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 2009

Ground rent: £763.22 per annum

Ground rent review: Jan 2039

ADDITIONAL INFORMATION & SERVICES

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

