



## COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## 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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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.

**McCARTHY STONE**  
RESALES

**48 FOREST COURT**  
UNION STREET, CHESTER, CH1 1AB



Very sought after TWO BEDROOMED Retirement property for the OVER 60'S in this development in the heart of CHESTER close to GROSVENOR PARK and the RIVER DEE. Fourth floor with great south westerly views.  
MCCARTHY STONE DEVELOPMENT with ROOF TOP TERRACE.

**ASKING PRICE £235,000 LEASEHOLD**

# UNION STREET, CHESTER

## 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 amphitheatre, 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 are solar panels to assist in the water heating. 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 55 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 store cupboard and airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. The apartment is fully double glazed with metal frames throughout. Doors lead to the kitchen, bedrooms, living room and bathroom.

## LOUNGE

Spacious lounge benefiting from a Feature fireplace with inset electric fire, large double glazed windows with an outlook over Chester. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

## KITCHEN

Fitted kitchen with a range of modern low and eye level units and drawers with laminated granite effect work surfaces. Stainless steel sink and drainer with chrome mixer tap sits beneath double glazed window. Eye level oven, induction ceramic hob with glass splash back and extractor above, Integrated AEG oven and grill, and fridge and freezer. Vinyl flooring.

## MASTER BEDROOM

Very good size double bedroom with mirror fronted wardrobes. Two ceiling lights, TV and phone point and wall heater.

## BEDROOM TWO

A spacious second bedroom that could be used as an office or hobby room. Electric wall heater, ceiling light point and telephone point.

# 2 BED | £235,000

## SHOWER ROOM

Fully tiled shower room with white suite comprising: bath, shower unit with glazed door; vanity unit with mixer tap and two storage drawers with Fitted wall mirror above, low level dual-flush WC. extractor, ceiling light point, electric radiator, and wall fan heater. Vinyl Flooring

## 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.

Service charge: £3,508.56 per annum (for financial year end 28 Feb 24)

## LEASE INFORMATION

125 years from 2009

Ground rent £495 per annum

Ground rent review: Jan 2024

## PARKING

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.

