

CHANGING HOME



Forest Court | Union Street | Chester | CH1 1AB

£115,000

A modern & spacious One bedroom, 3rd floor retirement (over 60's) apartment in the heart of Chester City Centre.

in brief: Entrance hallway, spacious open plan lounge/dining area, kitchen, shower room and large bedroom with built in wardrobes. Externally there is communal gardens and parking is available on a first come first serve basis via a permit scheme at the cost of £250 per annum.

Property Description

LOCATION

Conveniently located in the heart of Chester city centre opposite Grosvenor Park. A short walk from local amenities such as bars, restaurants, independent & high street shops, the amphitheatre, rows and Chester cathedral. Chester railway station is also a short distance away with direct train links to London, Manchester & Liverpool. Bus stop just outside the building.

HALL

3' 4" x 10' 4" (1.04m x 3.16m) With storage cupboard and careline alarm service.

LIVING/DINING ROOM

10' 2" x 17' 7" (3.11m x 5.37m) With 2x UPVC windows, electric wall heater, electric fire and frosted double doors leading to the kitchen.

KITCHEN

7' 4" x 7' 1" (2.25m x 2.16m) With wood effect floor and wall fitted units, 4 ring electric hob with extractor over. Integral oven, microwave, fridge and freezer. Stainless steel sink, UPVC double glazed window, partly tiled walls and vinly flooring.

BEDROOM

9' 3" x 15' 9" (2.84m x 4.81m) With mirrored built in wardrobes, electric wall heater and UPVC window.

BATHROOM

9' 3" x 15' 9" (2.84m x 4.81m) With W/C, wash hand basin, electric heated towel rail, large walk in tiled shower cubide, tiled flooring and extractor fan.

USEFUL INFORMATION

The communal areas benefit from resident management staff, a lift to all floors, a residents lounge, a laundry room, kitchen and communal gardens.

LEASE DETAILS

We understand the Lease = 125 years from and including 1 January 2009.

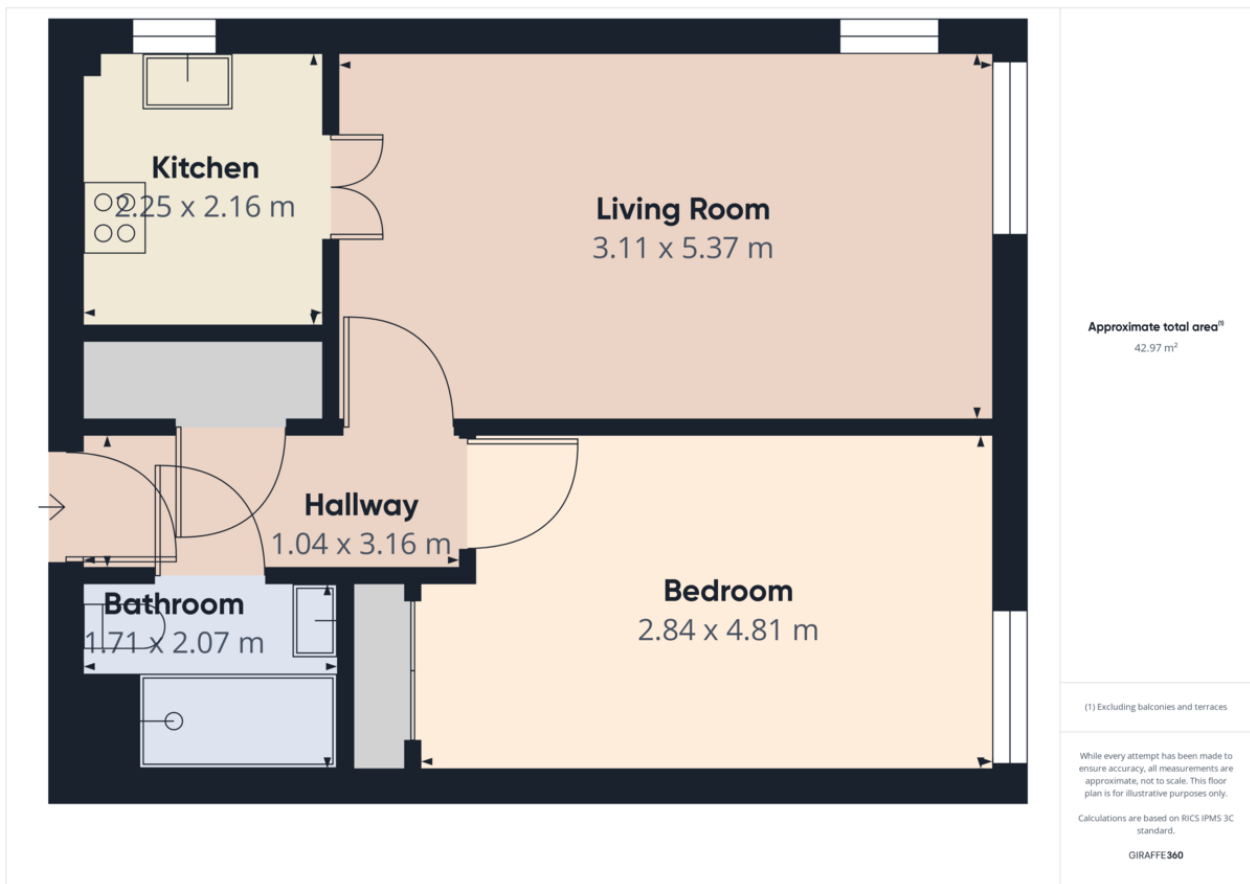
Service charge = £1868

Ground rent = £425

Total = £2294 per annum.







Tenure

Leasehold

Council Tax Band

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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CH1 1RS

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements