

# CHANGING HOME



**Forest Court | Union Street | Chester | CH1 1AB**

**£130,000**

A recently fully refurbished and now superbly appointed one bedroom purpose built apartment for over 60s in the heart of Chester City Centre and opposite Grosvenor Park. The apartment has lift access and use of superb communal facilities including a lounge, gardens and a roof terrace within the development.

## 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, The Rows and Chester Cathedral.

Chester Railway Station is also a short distance away with direct train links to London, Manchester & Liverpool. There is a bus stop just outside the building.

### HALL

With a large and very useful built in store cupboard.

### LOUNGE/DINER

17' 3" x 10' 4" (5.26m x 3.15m) With double glazed double doors onto a Juliette balcony. Double glazed window and electric radiator.

### KITCHEN

7' 0" x 7' 4" (2.13m x 2.24m) A superb recently fitted kitchen with a range of fitted floor and wall units. Stainless steel sink unit. Ceramic hob with extractor hood over. Integral oven and grill. Space washing machine and fridge/freezer. Double glazed window.

### BEDROOM

15' 9" x 9' 6" (4.8m x 2.9m) With a full length double glazed window with secondary glazed door. Electric radiator.

### BATHROOM

5' 7" x 6' 9" (1.7m x 2.06m) A stunning recently fitted bathroom suite in white with a WC, wash hand basin on a vanity unit and large shower cubicle. Tiled floor and fully tiled walls. Recessed spotlights and extractor fan.

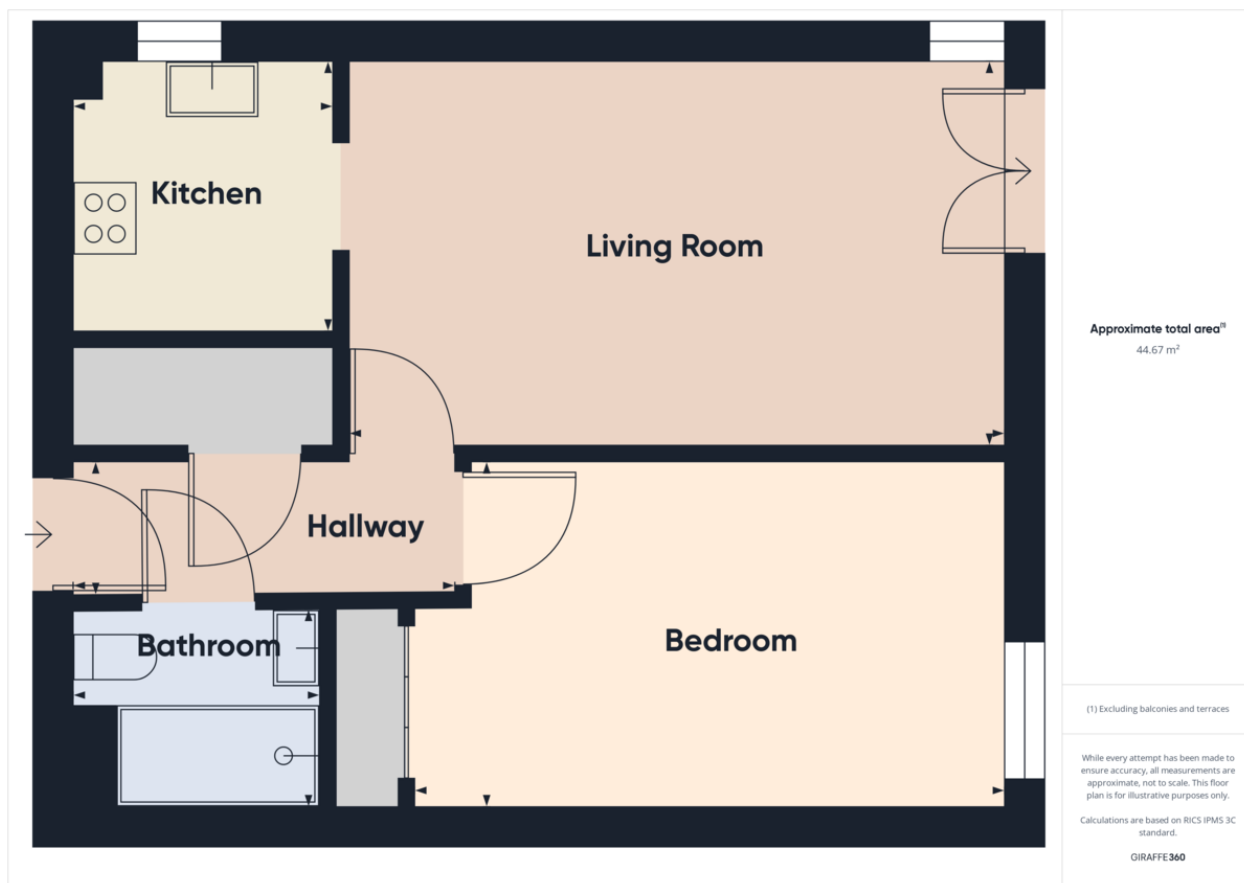
### LEASEHOLD DETAILS

The apartment is held on a 125 year lease from 27th August 2012. We understand the service charge is approximately £200 per month with a ground rent of approximately £700 per annum. Parking is available via a permit at the cost of £250 per annum on a first come first served basis.









## Tenure

Leasehold

## Council Tax Band

C

## 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

40 Lower Bridge Street  
Chester  
Cheshire  
CH1 1RS

[www.changing-home.co.uk](http://www.changing-home.co.uk)  
[jeremy@changing-home.co.uk](mailto:jeremy@changing-home.co.uk)  
01244 345664

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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