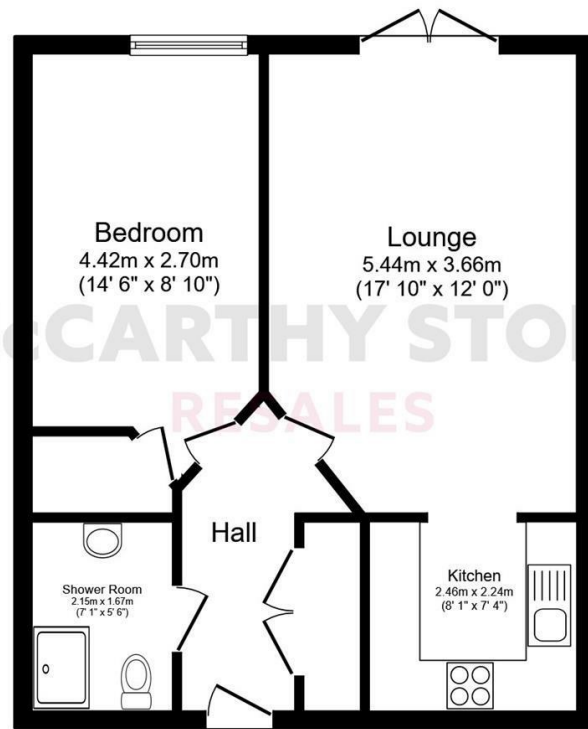


# McCARTHY STONE RESALES

## 1 KEATLEY PLACE HOSPITAL ROAD, MORETON-IN-MARSH, GL56 0DQ



Total floor area 50.3 m<sup>2</sup> (541 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



A BEAUTIFUL one bedroom retirement apartment on the GROUND FLOOR with direct access to a PATIO via the living room. \*\*Presented in FANTASTIC CONDITION\*\*

**ASKING PRICE £225,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# McCARTHY STONE RESALES

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# KEATLEY PLACE, HOSPITAL ROAD, MORETON-IN-MARSH, GL56 0DQ

1 BED | £225,000

## THE APARTMENT

This lovely ground floor apartment is offered in great condition and with no onward chain. The apartment could be ideal for anyone who enjoys their garden as patio doors from the living room provide access to a small patio area where you can keep and maintain pot plants. The apartment has underfloor heating throughout. Keatley Place is a very picturesque development and boasts stunning landscaped gardens and a superb communal lounge.

## ENTRANCE HALL

There is a large storage cupboard, a 24-hour Tunstall emergency response system, security entry system, and from the hallway doors leading to the bedroom, living room and shower room.

## LIVING ROOM

Bright and airy living room with ample space for dining room furniture. Double glazed open doors leading to an outside patio area. Ceiling light fittings. A range of power sockets. Telephone and TV points. Patio doors to small patio.

## SHOWER ROOM

A part tiled suite comprising; shower cubicle; WC with concealed cistern; vanity unit with wash hand basin with mirror above. Wall mounted heated towel rail. Emergency pull-cord.

## KITCHEN

An immaculate modern fitted kitchen with fully integrated appliances comprising; dishwasher;

fridge/freezer; electric cooker; microwave; ceramic four ringed hob and extractor fan above. Stainless steel sink and drainer. There are a range of base and eye level units fitted with under pelmet lighting.

## BEDROOM

Spacious built in wardrobe. A range of power sockets. Telephone and TV points. Ceiling light fitting.

## KEATLEY PLACE

Keatley Place in Moreton-in-Marsh has been constructed just 350 meters from the town centre, offering coffee shops and supermarkets near to your door step. Moreton-in-Marsh train station is located just a few streets away, with a direct line to London Paddington. Keatley Place has been designed to seamlessly fit with the unique local architecture that makes the Cotswolds so appealing. The complex is located on Hospital Road, parallel to the High Street. This secluded location means that while nestled away from the hustle and bustle, the thriving community in the town is easily accessible. Keatley Place is exclusively for persons aged 60 and over and it has been designed and built by McCarthy and Stone to cater for this age group.

## SERVICE CHARGES (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, 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: £3,221.77 per annum (for financial year ending 30th June 2023)

## LEASE LENGTH

999 years from 1st June 2016

## GROUND RENT

Ground rent: £425 per annum  
Ground rent review: 1st June 2031

## ADDITIONAL INFORMATION & SERVICES

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

