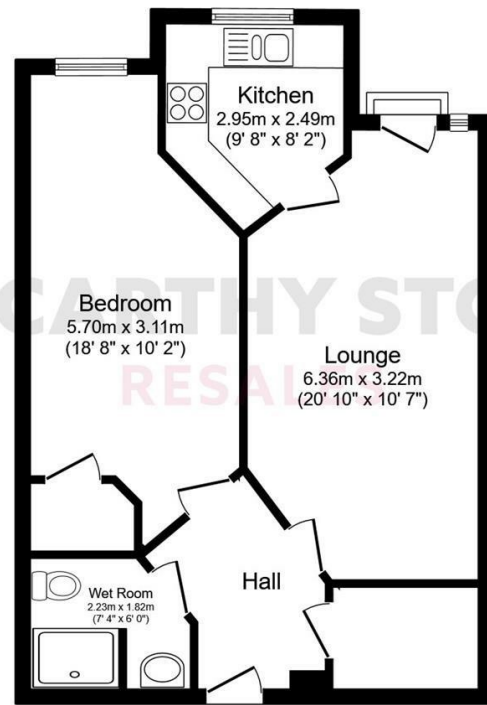


# McCARTHY STONE RESALES

## 30 WILLIAM HOUSE THE MOORS, THATCHAM, RG19 4AU



Total floor area 53.5 m<sup>2</sup> (576 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>81</b>	<b>84</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		



## McCARTHY STONE RESALES

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A WONDERFULLY PRESENTED one bedroom first floor retirement apartment. There is a WALK-IN WARDROBE to the bedroom as well as a separate fully fitted modern kitchen. This property also benefits from a SOUTH FACING JULIET BALCONY leading from the living room, allowing plenty of natural light into the apartment, making it BRIGHT AND AIRY.

**ASKING PRICE £260,000 LEASEHOLD**

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

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# THE MOORS, THATCHAM

## SUMMARY

Situated in the charming market town of Thatcham, this Retirement living PLUS development has everything you'll need to make the most of your retirement. Offering support and additional care services to benefit your way of living, you can be sure to enjoy your independence exactly the way you desire. With a choice of stunning one and two bedroom apartments available, homeowners will benefit from carefully designed bathroom suites, kitchens and apartment details, created to make everyday use as easy as possible. High quality touches and intelligent appliances feature throughout and balconies in selected apartments will offer lovely views of the surrounding area. Every interior looks and feels quality, with tasteful decor and colour-schemes giving residents a calming, comfortable space to make their own.

An on-site bistro-style restaurant provides residents with the choice of freshly cooked food and a three-course lunch every day, which guests and families are most welcome to join. In fact, we offer stunning on-site guest suites, perfect for friends and family to stay overnight and spend more time together. Retirement Living PLUS development also offers residents with domestic assistance services that can be tailored to suit your exact needs. Every Retirement Living PLUS homeowner will receive one hour domestic assistance per week.

A dedicated Estate Team will be on-site 24 hours a day to help you with your

requirements, while our video entry system and 24/7 emergency call system will ensure your safety. A lovely indoor communal area will be the perfect place to unwind and socialise with friends, as well as make the most of the constant supply of hot tea and coffee.

## 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 bathroom.

## LIVING ROOM

The spacious living room benefits from a south facing Juliet balcony, allowing the room to be bright and airy. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## BEDROOM

Benefiting from a spacious walk-in wardrobe. Double glazed window with south facing views. Ceiling lights, TV and phone point.

## 1 BED | £260,000

## SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above. Emergency pull cord and grab rails.

## SERVICE CHARGE

- 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 is £8,155.40 (for financial year end March 2025). The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager.

## LEASEHOLD INFORMATION

Lease term 999 from 1st Jan 2019  
Ground rent: £435 per annum  
Ground rent review: 1st Jan 2034

## ADDITIONAL INFORMATION & SERVICES

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

