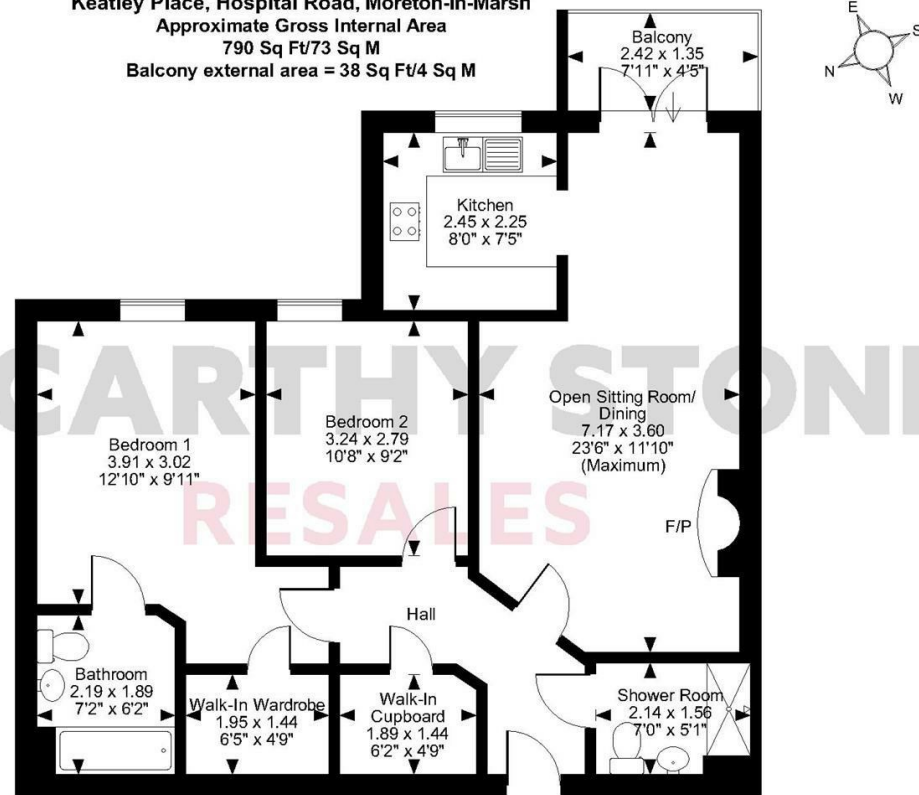


Keatley Place, Hospital Road, Moreton-in-Marsh
 Approximate Gross Internal Area
 790 Sq Ft/73 Sq M
 Balcony external area = 38 Sq Ft/4 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dlg/8589229/CTA

McCARTHY STONE RESALES

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



COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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. Details regarding any common charges 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 that 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. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



A wonderfully presented two bedroomed retirement apartment. Located on the **FIRST FLOOR**, this property boasts a **WALK-OUT BALCONY** overlooking the communal gardens, direct access from the lounge allowing the room to be **BRIGHT AND AIRY**.

ASKING PRICE £305,000 LEASEHOLD

For further details, please call **0345 556 4104**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

KEATLEY PLACE, HOSPITAL ROAD, MORETON-IN-MARSH

2 BED | £305,000

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.

LIVING ROOM

The living room is complimented by a feature fireplace with a flame effect fire. Large double glazed patio doors open onto a generous and attractive walk-out balcony which overlooks the landscaped communal gardens. Two ceiling lights. A range of power sockets. Telephone and TV points.

KITCHEN

A stunning modern fitted kitchen with fully integrated appliances comprising: fridge/freezer; fan assisted electric oven; microwave; slim line dishwasher; ceramic four ring hob and extractor fan above. A double glazed window with fitted roller blind sits above the stainless steel sink and drainer.

There are a range of base and eye level units fitted with under pelmet lighting. One ceiling light. A range of power sockets.

MASTER BEDROOM

A large and light double bedroom with a double glazed window overlooking the landscaped gardens. Door to generous walk in wardrobe. Two ceiling lights. A range of power sockets. Door to en-suite bathroom.

EN-SUITE BATHROOM

A fully tiled modern en-suite comprising: bath with grab rails and shower fitting above; vanity unit with hand basin/drawers and mirror above. WC. Emergency pull cord. Wall mounted heated towel rail.

SECOND BEDROOM

A good sized double bedroom with double glazed window overlooking the landscaped gardens. One ceiling light. A range of power sockets. TV point.

SHOWER ROOM

A fully tiled and modern suite comprising: a walk in shower with grab rails; WC; hand basin and mirror above. Wall mounted heated towel rail. Emergency pull cord.

WALK IN CUPBOARD

A large walk in cupboard housing boiler and heating controls. Integrated washer dryer.

SERVICE CHARGE (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 is £4832.66 per annum (for to financial year ending 01/07/2024). 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.

LEASE LENGTH

999 years from 1st June 2016 - lease ends 31st May 3015.

GROUND RENT

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

ALLOCATED PARKING

There is no allocated parking with this property.

ADDITIONAL SERVICES & INFORMATION

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

