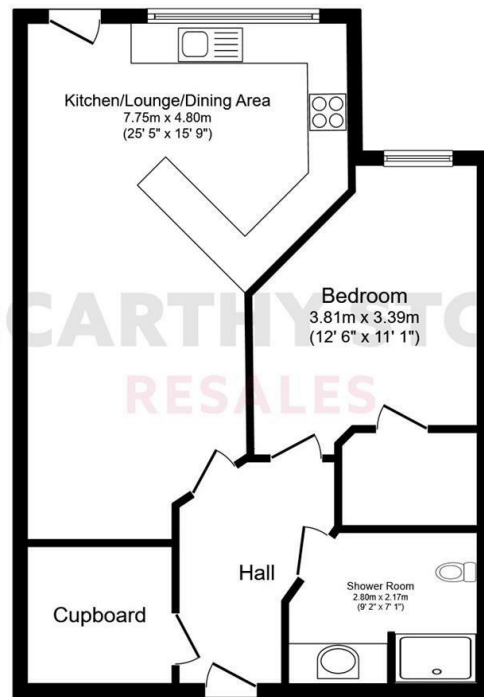


McCARTHY STONE RESALES

20 HAWKESBURY PLACE FOSSEWAY, STOW ON THE WOLD, GL54 1FF



Total floor area 62.8 sq.m. (676 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) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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ONE YEAR SERVICE CHARGE PAID. IMMACULATE one bedroom Retirement Living PLUS apartment set within the stunning Hawkesbury Place development. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

PRICE REDUCTION

ASKING PRICE £225,000 LEASEHOLD

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

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

HAWKESBURY PLACE, FOSSEWAY, STOW

1 BEDROOMS £225,000

ENTRANCE HALL

A solid front door with spy-hole opens into the spacious hallway which gives access to the bedroom, shower room and a feature glazed panelled door to living room. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in utility cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water with plumbing and space for washing machine and the concealed 'Vent Axia' heat exchange unit.

LOUNGE-DINER

A wonderful light, bright open-plan living area, with glazed door leading onto a small patio and the car park. The flat can be accessed from this door too (though, for security, visitors are asked to sign in at Reception). The outlook/aspect enjoys afternoon and evening sunshine.

KITCHEN

There are a quality range of high gloss fronted fitted wall and base units with under-counter lighting and a contrasting wood effect work top incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob with glass splashback and stainless-steel chimney style extractor hood, built-in mid-height Neff single oven, microwave and concealed fridge and freezer.

BEDROOM

A double bedroom with a triple-glazed dropped

eaves window fitted with Roman Blinds (included). Walk-in wardrobe with light, ample hanging space and shelving. Telephone and TV points, central ceiling light and emergency pull cord.

WETROOM

Modern white suite comprising; a Close-coupled WC, vanity wash-hand basin with cupboard unit below with mirror, strip light and shaver point over, level access shower with large rainfall shower head along with a separate handheld shower head and shower curtain. Fully tiled walls and anti-slip flooring, heated towel rail and emergency pull cord.

HAWKESBURY PLACE

Exclusively designed for the over 70s, this stunning new development is located in the beautiful Cotswolds town of Stow-on-the-Wold. Enjoy the benefits of owning your own home, free from the worries of external maintenance or gardening and with like-minded retirees as your neighbours. Our beautiful apartments have built-in security and lifestyle features that help make the practicalities of day-to-day life easier for you. One of the key benefits of Retirement Living PLUS is the flexible care and support packages that are built around your needs. We can help with everything from domestic chores to tailored personal care.

The delightful town of Stow-on-the-Wold has a large and lively Market Square and a monthly Farmers Market. It's also an important shopping spot, with a variety of local boutiques

and national stores. It's particularly known for its great antiques and is somewhere you can pick up some unique and unusual bargains. There are a number of restaurants to cater for any occasion, whether it's a formal event or simply some good old pub food. The town enjoys good public transport links – the highway runs through the Cotswolds from Warwick to Cirencester. A local bus service takes you around town and the nearest railway stations at Moreton in Marsh and Kingham can have you in London in just over an hour and a half.

SERVICE CHARGE (BREAKDOWN)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- 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
- Running of the on-site restaurant
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Service charge: £10,071.96 for financial year ending 31/09/2024.

LEASE INFORMATION

999 Years from 1st June 2018

Ground Rent £435 per annum

Ground rent review date: 1st June 2033

