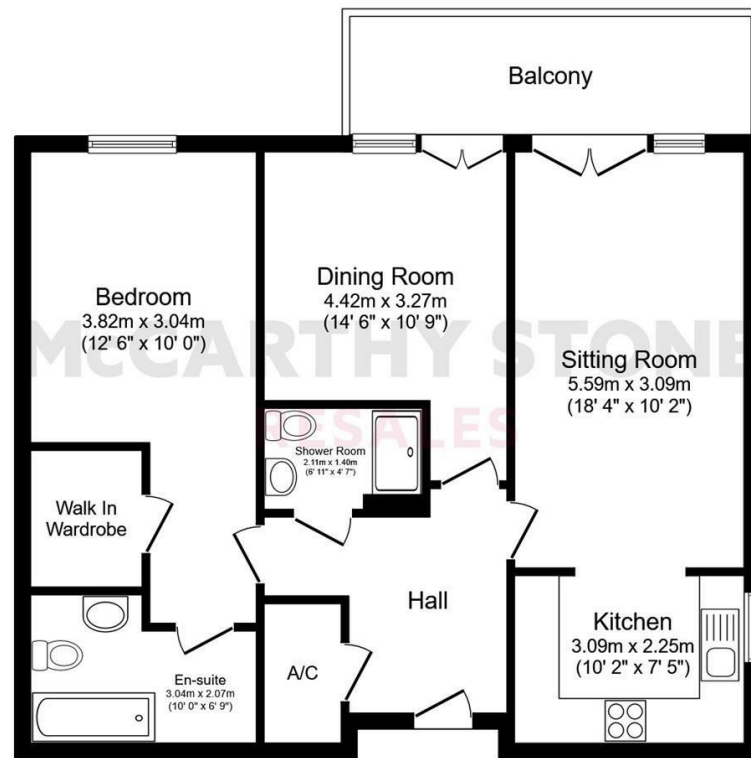


# McCARTHY STONE RESALES

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



Total floor area 75.3 m<sup>2</sup> (810 sq.ft.) approx  
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: E



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>81</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		



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A beautifully presented two bedroom, two bathroom retirement apartment with a spacious balcony leading from the living room and dining room.  
**PARKING SPACE INCLUDED.**

**ASKING PRICE £345,000 LEASEHOLD**

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

# KEATLEY PLACE, HOSPITAL ROAD, MORE- IN THE-MARSH

## 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 bright and spacious living room is complimented by the large double glazed doors that lead onto a spacious balcony, overlooking the car park. Three ceiling light fittings. A range of power sockets. Telephone and TV points.

## KITCHEN

A stunning modern fitted kitchen with fully integrated appliances comprising; fridge/freezer; electric cooker; microwave; slim line dishwasher; ceramic four ringed 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.

## MASTER BEDROOM

A large double bedroom with double glazed window. a range of power sockets. Telephone and TV points. A separate doors lead to a walk in wardrobe with plenty of hanging and storage space. Door to en-suite bathroom.

## EN-SUITE BATHROOM

A fully tiled modern en-suite comprising; bath with shower fitting above, WC; wash hand basin; built in mirror with light and shaver point.

## DINING ROOM/SECOND BEDROOM

A excellent sized room that is currently being used as a dining room. This room has the added benefit of double glazed doors leading onto a spacious balcony, overlooking the communal grounds. TV and power points.

## SHOWER ROOM

Fully tiled suite comprising of a large low level entry shower cubicle with grab rails. WC. Vanity unit with wash hand basin with mirror above. Wall mounted heated towel rail. Emergency pull-cord.

## CAR PARKING

A parking space is included with the sale.

## 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

## 2 BED | £345,000

- 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 £5,186.00 for the financial year ending 30/06/2025. 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

## ADDITIONAL INFORMATION & SERVICES

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

