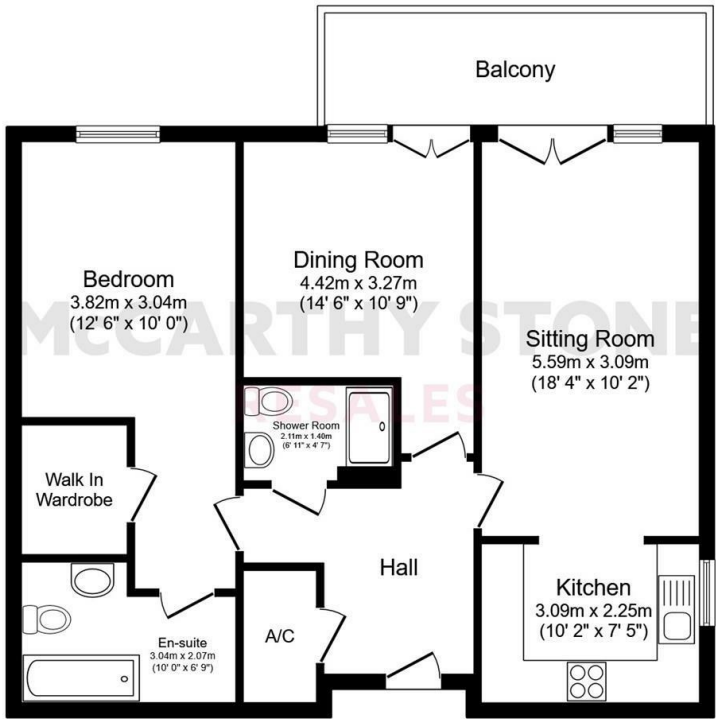


18 Keatley Place

Hospital Road, Moreton-in-Marsh, GL56 0DQ

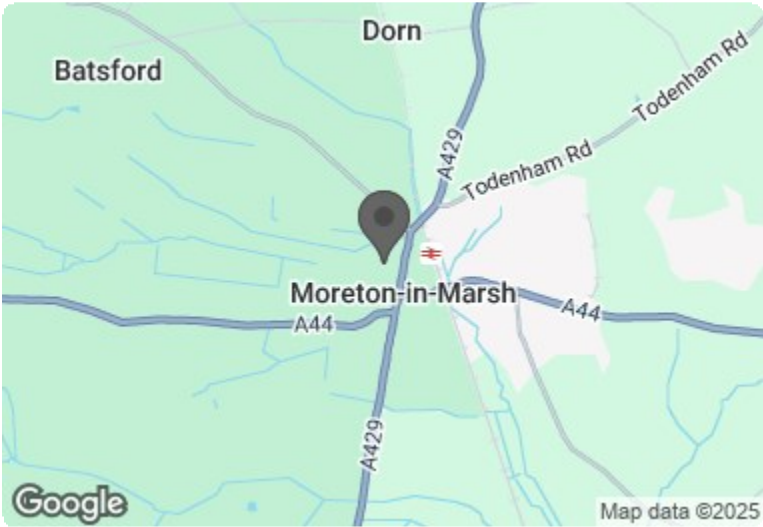
PRICE
REDUCED



Total floor area 75.3 m² (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) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £315,000 Leasehold

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

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.



Call us on 0345 556 4104 to find out more.

Keatley Place, Hospital Road, More-in the-

2 Bed | £315,000

PRICE
REDUCED

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

- 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

