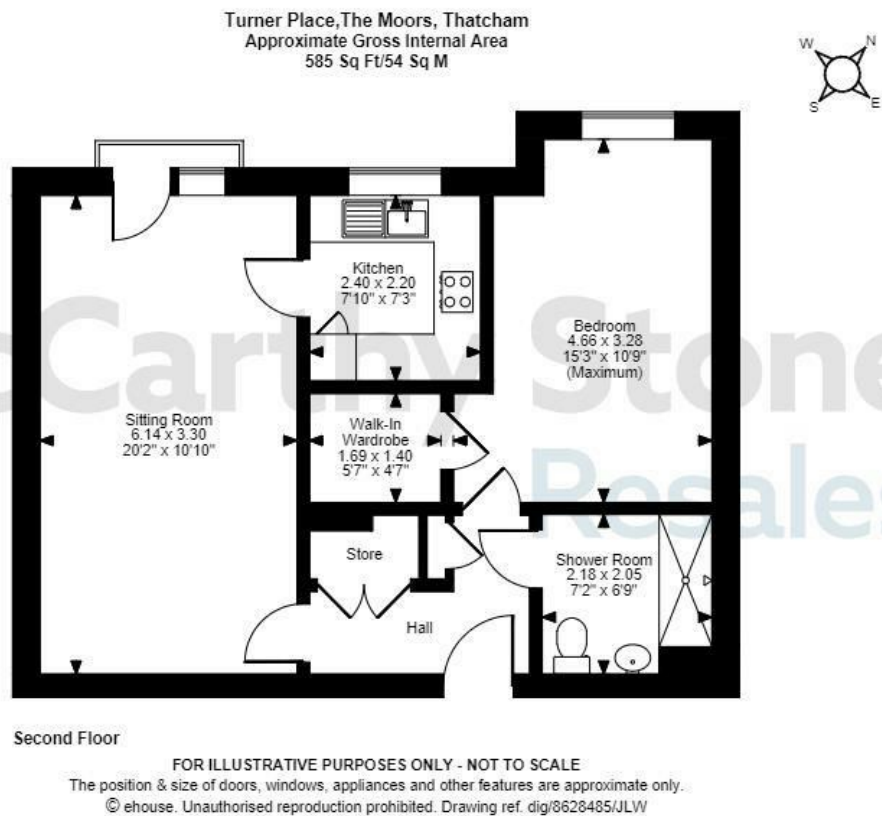


24 Turner Place

The Moors, Thatcham, RG19 4AT

PRICE
REDUCED



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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 £249,950 Leasehold

A BEAUTIFULLY presented one bedroomed retirement apartment. Located on the second floor, this apartment boasts a SPACIOUS lounge with a Juliet balcony, allowing the room to be BRIGHT and AIRY. The bedroom also has a large WALK-IN WARDROBE! *PET FRIENDLY*
ENERGY EFFICIENT

Call us on 0345 556 4104 to find out more.

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.



Turner Place, The Moors, Thatcham RG19

Local area

This central Thatcham development is the perfect location for those wanting to settle down and be close to nature whilst enjoying the convenience and shops of the town. Situated in the heart of nature reserves and parks, this development resides in the charming town of Thatcham, just 14.4 miles from Reading and 15 miles from Basingstoke. With a wealth of choices for shopping, attractions and beautiful nature or historic walks, this development will provide retirees with everything needed to settle and start afresh.

With its main frontage on The Moors Road, located on the edge of The Broadway retail core. Turner Place is in a prime location with supermarkets and local shops, places to eat, banks, schools and fitness centres all within walking distance. Waitrose supermarket is close to hand, ideal for weekly shops and fresh flowers or treats. You can enjoy a relaxed coffee at Costa Coffee or catch up on essential tasks at the Post Office or bank. Additionally, you can enjoy a range of delicacies and delights at the surrounding local cafes, shops and restaurants or head further afield to the charming pubs that reside in the surrounding countryside.

Turners Place

Turner Place is a Retirement Living development for the over 60's. This development benefits from McCarthy Stone's intelligent and extensive security features, including a video entry system and 24/7 emergency call system. A dedicated House Manager will be on site to help you with any requirements, as well as provide residents with great services and activities. Residents can also enjoy relaxed strolls in the communal courtyard and landscaped gardens there is a communal lounge area. The McCarthy Stone guest suite provides friends



and family with a home away from home, so that they can join you for extended stays or overnight visits. There is a scooter storage and a cycle store on-site, giving you plenty of choice for transport.

Entrance Hall

Oak door with spy hole and letter box leads in to entrance hall. The emergency speech module is wall mounted within the hall. Security door entry system. Door to walk in utility room / storage cupboard. Ceiling downlights. All other doors leading to; lounge, bedrooms and shower room.

Living Room

Spacious living room with ample room for a dining table and chairs. French doors open onto a Juliet balcony. TV and phone point, decorative ceiling light and raised electric sockets.

Kitchen

Quality appliances, including waist height oven, ceramic hob and integral fridge/freezer.

Bedroom

A bright and spacious bedroom that boasts a walk-in wardrobe. TV and phone point, decorative ceiling light and raised electric sockets.

Shower Room

Modern white suite comprising; a back-to-the-wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards worktop over and mirror-fronted bathroom cabinet with integrated light. Walk in double shower. Heated ladder radiator, ceiling spot light fitting, extensively tiled walls, wet room vinyl flooring.

Service Charge

The service charge includes

- Cleaning of communal windows and exterior of



1 Bed | £249,950

- apartment 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
 - House Manager

Service charge: £3,820.94 per annum (for financial year ending 28/02/2026)

The service charge does not cover external costs for the apartments such as Council Tax, Electricity and TV.

Parking

Allocated parking with the apartment

Leasehold

Lease: 999 Years from the 1st January 2021
Ground rent:: £425 per annum
Ground rent review: 1st January 2036

Additional Services

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

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.



PRICE
REDUCED