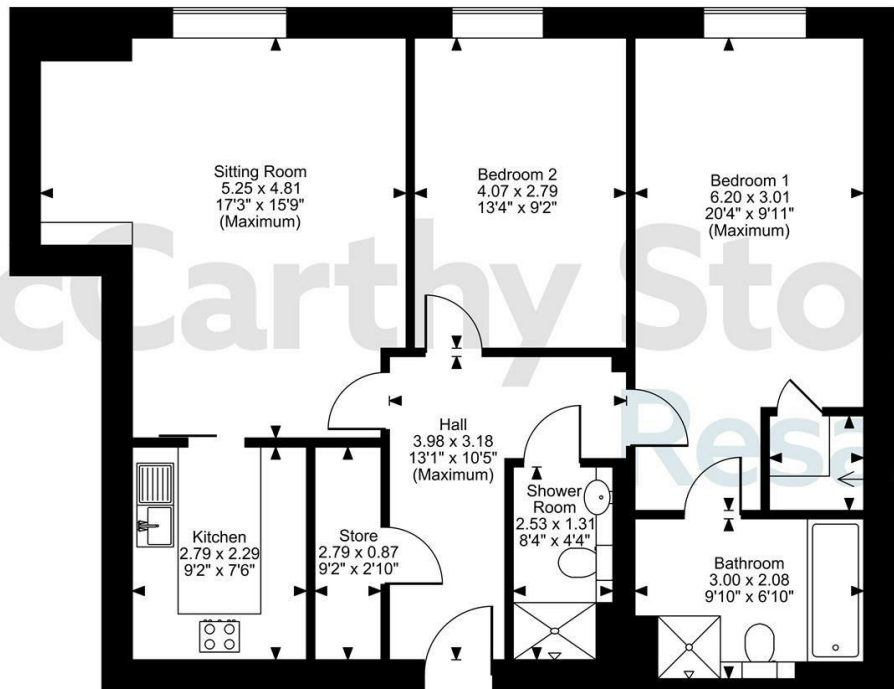


Saxon Grange, Sheep Street, Chipping Campden
Approximate Gross Internal Area
886 Sq Ft/82 Sq M



First Floor
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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12 Saxon Grange

Sheep Street, Chipping Campden, GL55 6BY



Asking price £285,000 Leasehold

A beautifully presented two bedroom, two bathroom, first floor retirement apartment.
This apartment is situated at the front of the development, overlooking Sheep Street.
PARKING SPACE INCLUDED.

Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	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	

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.



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Saxon Grange, Sheep Street, Chipping Campden, GL55 6BY

Saxon Grange

Saxon Grange is an exclusive development of twenty luxury, age exclusive two bedroom apartments, situated in the 'jewel of the Cotswold town', Chipping Campden. Built in natural Cotswold stone this development features bespoke interiors, a landscaped courtyard garden, private parking and security features. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge, mobility scooter charging point and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Entrance Hall

A solid oak door with spy hole and letter box. Door to walk in storage cupboard. Underfloor heating. Doors leading to both bedrooms, living room, and shower room.

Living Room

A generously sized living room fitted with a feature fireplace which provides a great focal point. Double

glazed window. There's a TV point with Sky+ connectivity (subscription fees may apply). Telephone point. A number of power points and two ceiling light fittings. Underfloor heating.

Kitchen

Fully fitted kitchen with a tiled floor. Integrated fridge and freezer. Integrated dishwasher. Built in electric oven. Four ringed Neff induction hob and extractor hood. Stainless steel sink unit with drainer and mixer tap. Underfloor heating.

Master Bedroom with en-suite

A bright and spacious double bedroom benefitting from a walk in wardrobe, with plenty of hanging and storage space. A double glazed window. TV and telephone points, and a number of power points. Underfloor heating. A door leads to the en-Suite

En-Suite

A fully tiled en-suite comprising; low level bath with grab rails; WC with concealed cistern; shower cubicle with grab rails; wash hand basin and fitted mirror above. Emergency pull-cord.

Second Bedroom/Study

A good sized second double bedroom currently being used as a study. Telephone point. Double glazed window. Underfloor heating.

Shower Room

Shower cubicle with glass doors. WC. Wash hand basin. Heated towel rail. Underfloor heating.

Social Community

The development has a wonderful friendly community feel, reflected by the homeowners lounge. It's so easy to make new friends and to lead a busy and fulfilled life at Saxon Grange; there are always plenty of regular

2 bed | £285,000

activities to choose from including; coffee mornings, games and quiz nights and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish. The communal grounds provide a well maintained tranquil outside area with seating.

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 £4,533.12 for financial year ending 28/02/2025. 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.

Car Parking

There is a parking space included in the sale.

Lease Length

125 years from the 1st June 2012

Ground Rent

Ground rent: £495 per annum
Ground rent review: 1st June 2027

