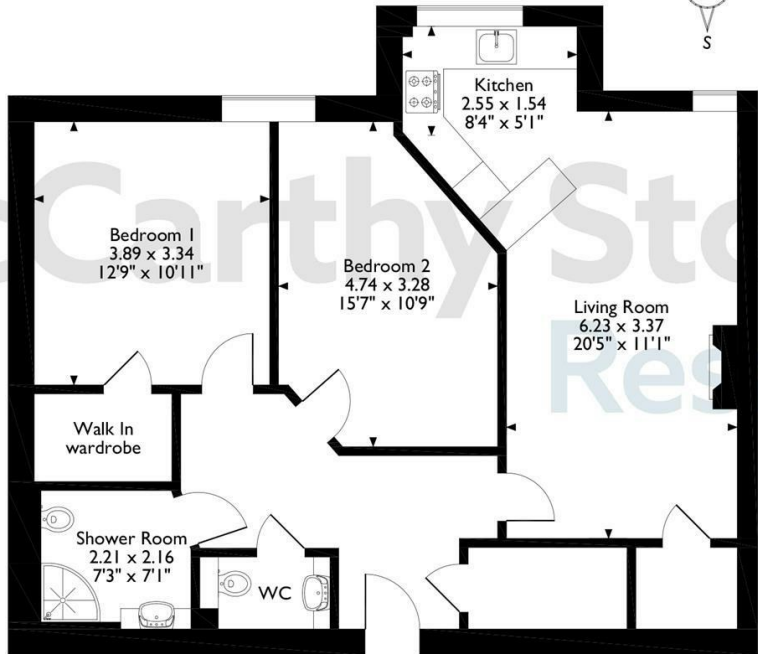


35 Hawkesbury Place, Fosseway, Stow on the Wold,  
Cheltenham, Gloucestershire  
Approximate Gross Internal Area  
80 Sq M/861 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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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                                   | 82                         | 82        |
| (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<br>2002/91/EC |           |

## 35 Hawkesbury Place

Fosseway, Stow on the Wold, GL54 1FF



Asking price £320,000 Leasehold

\*Come along to our Open Day - Wednesday 18th June 2025 - from 10am - 4pm - book your place today!\*

A TWO BEDROOM apartment located on the FIRST FLOOR of a McCarthy Stone Retirement Living Plus development with ON-SITE RESTAURANT, HOMEOWNERS LOUNGE, SALON, 24 HOUR ON-SITE CARE TEAM and PERSONAL CARE PACKAGES AVAILABLE.  
Speak to us about Part-Exchange, Removals and Solicitors referrals.

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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.





# Hawkesbury Place, Fosseway, Stow on the Wold

## 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.

There are pleasant, landscaped communal gardens including a very pleasant patio area by the homeowners lounge. A supplementary ‘Vent Axia’ heat exchange system provides an economic heat recovery system utilising the hot air generated within the property filtering and recirculating this back into the principle rooms. There is also the excellent guest suite widely used by visiting family and friends for a small charge. An on site wellbeing suite is host to a variety of professionals including hairdressers and therapists, equipped with salon accessories. Our subsidised on-site restaurant serves delicious meals every day of the year and serves food using fresh ingredients and caters for special dietary requirements. Along with the homeowners lounge it is a lovely place to meet up with other homeowners and is perfect for those days that you don’t want to cook for yourself. A mobility scooter store with charging points ensures you are always able to get out and about.

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.

## Entrance Hall

A front door opens into the spacious hallway which gives access to both bedrooms, shower room, separate WC and the living room. A security intercom system provides verbal link to the main development entrance door. Emergency intercom, and a storage cupboards, housing the Gledhill boiler supplying domestic hot water with ‘Vent Axia’ heat exchange unit.

## Lounge-Diner

A nicely sized room, which is open plan to the kitchen. Telephone, television points and two ceiling light fittings. Window overlooks the rear gardens of the development.

## Kitchen

A great sized kitchen with a range of high gloss fitted wall and base units. Stainless steel sink with lever tap sits beneath a window overlooking the rear gardens of the development. Integrated appliances include; a four-ringed ceramic hob with glass splash back and stainless-steel chimney style extractor hood, built-in mid-height Neff single oven, microwave and concealed fridge and freezer.

## Master Bedroom

A double bedroom with large double glazed window.

# 2 bed | £320,000

Telephone point and a range of power sockets. Door leads into a large walk in wardrobe.

## Second Bedroom

A good sized second double bedroom with double glazed window. Power sockets and television point.

## Wetroom

Modern suite comprising; a close-coupled WC, Vanity wash-hand basin with cupboard unit below and illuminated mirror above; Large shower with grab rails and curtain. Fully tiled walls and anti-slip flooring, Heated towel rail.

## 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

Service charge: £15,182.87 per annum (for financial year ending 31/03/2026).

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

## Lease Information

Lease: 999 Years from 1st June 2018  
Ground rent: £510 per annum  
Ground rent review: 1st June 2033

## Additional Information

- Super fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

