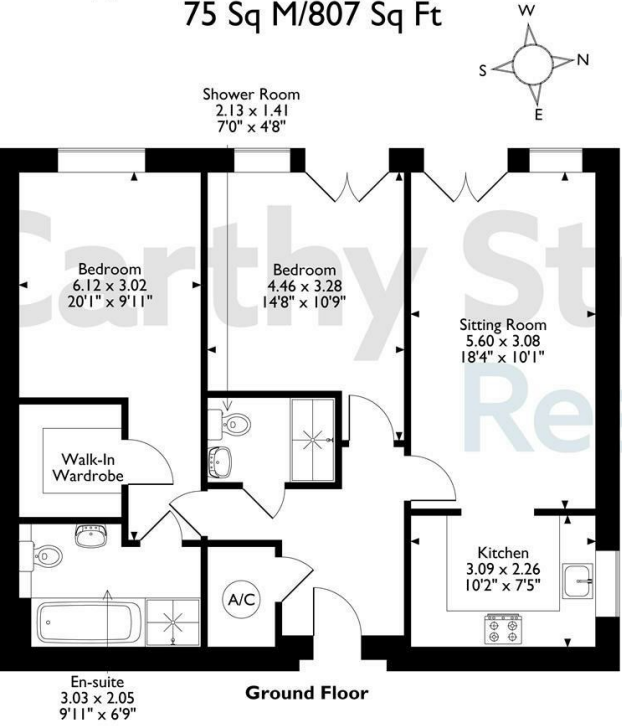


Keatley Place, Apartment 4, Hospital Road,
Moreton-in-Marsh, Gloucestershire
Approximate Gross Internal Area
75 Sq M/807 Sq Ft



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	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	

4 Keatley Place

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



Asking price £355,000 Leasehold

Welcome to this charming GROUND FLOOR TWO BEDROOM apartment located in Keatley Place, Hospital Road, in the picturesque village of More-in-the-Marsh. This delightful property is ideally suited for those seeking a retirement development, offering both comfort and convenience.

One of the standout features of this apartment is the two patio doors that open up to the outside, inviting natural light and fresh air into the lounge and another set of patio doors to one of the bedrooms.

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.



Keatley Place, Hospital Road, Moreton in 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 living room is complimented by the feature fireplace and large double glazed patio doors which give access to the communal gardens and patio that has room for patio furniture. Central light fitting. 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 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. With a walk in wardrobe and door to en-suite bathroom.

En-Suite Bathroom
A fully tiled modern en-suite comprising; bath with shower fitting above and a separate wet room shower with glass door, WC; wash hand basin; built in mirror with light and shaver point.

Second Bedroom
A good sized double bedroom with double glazed patio doors to the gardens. 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.

Allocated Parking
This property comes with an allocated parking space.

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



2 bed | £355,000

- 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 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
Annual fee - £495.00

- Additional Information & Services**
- Fibre to the Cabinet Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

