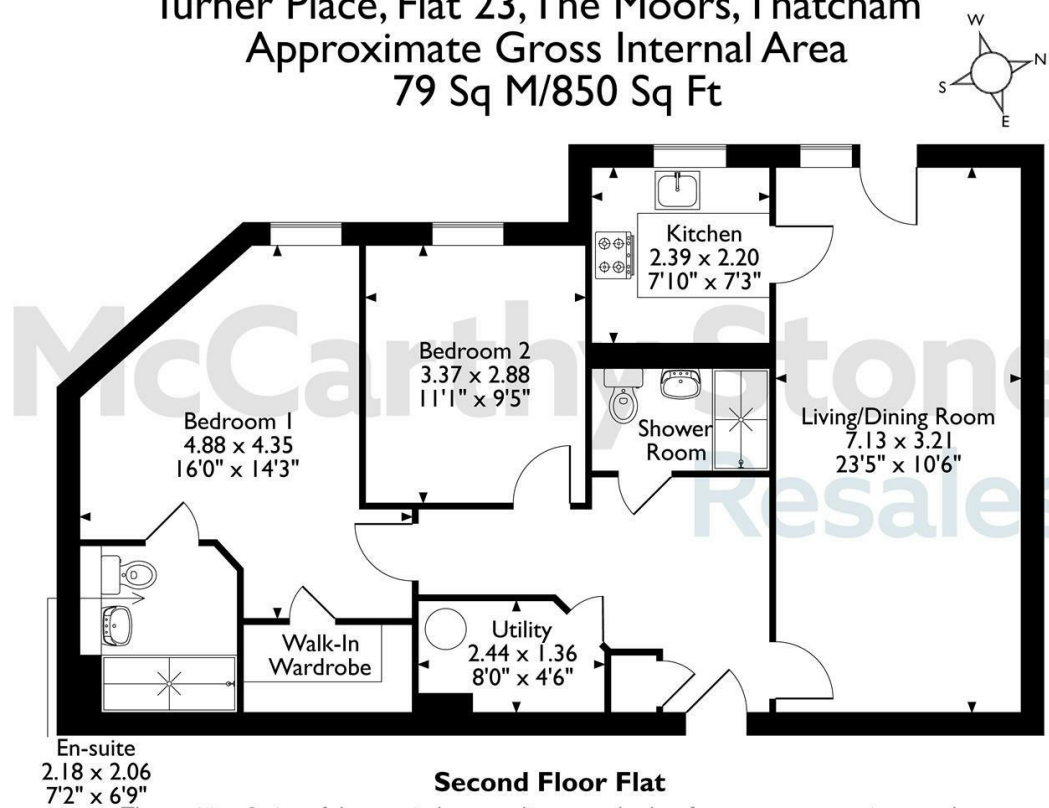


Turner Place, Flat 23, The Moors, Thatcham  
Approximate Gross Internal Area  
79 Sq M/850 Sq Ft



Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



## 23 Turner Place

The Moors, Thatcham, RG19 4AT



## Offers in the region of £275,000 Leasehold

This beautifully presented TWO BEDROOM second floor Retirement Apartment benefits from being spacious and full of light thanks to the Juliet balcony. The master bedroom benefits from a walk in wardrobe and En-suite.

**Call us on 0345 556 4104 to find out more.**

# Turner Place, The Moors, Thatcham RG19

## 4AT

**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.

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

**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.

**Living Room**  
Spacious living room with ample room for a dining table and chairs. A feature glazed panelled door leads to the kitchen.

**Master Bedroom**  
A bright and spacious bedroom. Walk-in wardrobe and en suite to the master bedroom.

**En-Suite Shower Room**  
Modern white suite comprising; a back-to-the-wall WC with concealed cistern, pedestal wash-basin with mirror having integrated light. large shower cubicle with glazed door. Heated ladder radiator, ceiling spot light fitting, extensively tiled walls, wet room vinyl flooring.

**Bedroom 2**  
Good sized second bedroom.

**Service Charge**  
The service charge includes:

- Cleaning of communal windows and exterior of 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

## 2 bed | £275,000

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- House Manager

Annual service charge: £5,731.42 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.

**Leasehold**  
Lease: 999 Years from the 1st January 2021

Ground Rent: £495 per annum  
Ground rent review date: January 2036

**Parking**  
There is no allocated parking with this apartment.

**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.
- 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.

