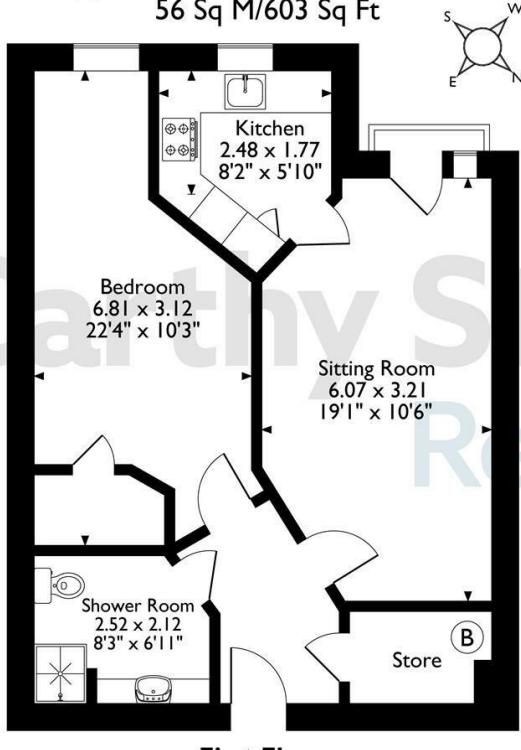


William House, Flat 32, The Moors, Thatcham  
Approximate Gross Internal Area  
56 Sq M/603 Sq Ft



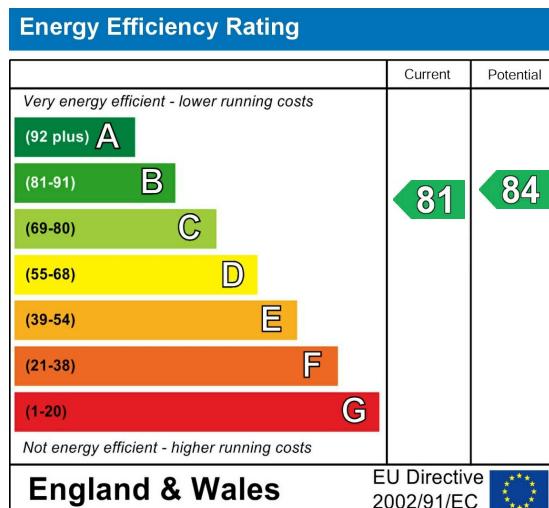
**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8676317/DST.

**Council Tax Band: D**



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.



## 32 William House

The Moors, Thatcham, RG19 4AU



**Asking price £210,000 Leasehold**

A bright and spacious one bedroom first floor apartment. This apartment benefits from a JULIET BALCONY modern fitted kitchen and bathroom and WALK IN WARDROBE. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

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

# The Moors, Thatcham

## 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.

## Summary

Situated in the charming market town of Thatcham, this Retirement living PLUS development has everything you'll need to make the most of your retirement. Offering support and additional care services to benefit your way of living, you can be sure to enjoy your independence exactly the way you desire.

Homeowners will benefit from carefully designed bathroom suites, kitchens and apartment details, created to make everyday use as easy as possible. High quality touches and intelligent appliances feature throughout and balconies in selected apartments will offer lovely views of the surrounding area. Every interior looks and feels quality, with tasteful decor and colour-schemes giving residents a calming, comfortable space



McCarthy Stone



McCarthy Stone

# 1 bed | £210,000

## Kitchen

Fully fitted kitchen with wood effect floor. Resin sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.



## Bedroom

Benefiting from a spacious walk-in wardrobe. Double glazed window with south facing views. Ceiling lights, TV and phone point.



## Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above. Emergency pull cord and grab rails and heated towel rail



## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- One hour of domestic assistance included per week
- 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 £11,600.57 for the financial year ending 28/02/2026. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager.

## Leasehold information

Lease term 999 from 1st Jan 2019  
Ground rent: £435 per annum  
Ground rent review: 1st Jan 2034



## Additional Information & Services

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