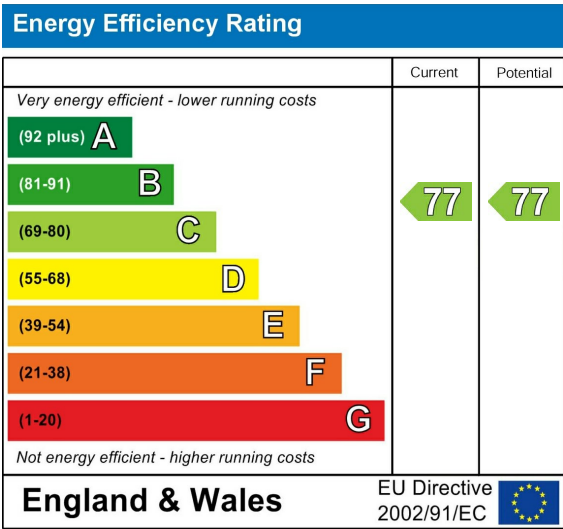


Council Tax Band: D



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.



36 Hawkesbury Place

Fosseway, Stow on the Wold, GL54 1FF



PRICE REDUCTION

Asking price £190,000 Leasehold

A ONE BEDROOM apartment situated on the FIRST FLOOR of a McCARTHY STONE RETIREMENT LIVING PLUS development located close to TESCO's and within a THIRD OF A MILE FROM STOW's MARKET PLACE. Enjoy the benefits of an ON-SITE BISTRO, COMMUNAL RESIDENT'S LOUNGE, SALON and A CARE TEAM ON-SITE 24-hours a day and TAILORED CARE PACKAGES.

Call us on 0345 556 4104 to find out more.

Hawkesbury Place, Fosseway, Stow on the

1 Bed | £190,000



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. 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 which a small charge of £25 per night applies. An on site wellbeing suite is host to a variety of professionals including hairdressers and therapists. Equipped with salon accessories and a therapy table. 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 solid front door with spy-hole opens into the spacious hallway which gives access to the bedroom, shower room and the open-plan kitchen living room. A security intercom system provides verbal link to the main development entrance door. Emergency intercom, and large storage cupboard housing the Gledhill boiler supplying domestic hot water with 'Vent Axia' heat exchange unit.

Lounge-Diner

A well proportioned room with window overlooking the grounds, telephone and television points and two ceiling light fittings. Open-plan to the Kitchen.

Kitchen

A great sized kitchen with a large window overlooking the grounds. A range of high gloss fitted wall and base units with integrated appliances to include; a four-ringed ceramic hob with glass splash back and stainless-steel extractor hood, mid-height Neff single oven, microwave and concealed fridge and freezer.

Bedroom

A double bedroom with window overlooking the grounds. Telephone point and a range of power sockets. Door leads into a large walk in wardrobe, housing shelves, drawers and hanging rail.

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

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.

Service charge: £11,303.24 per annum (until financial year end 31/03/2026)

Lease details

Lease: 999 Years from 1st June 2018
Ground rent: £435 per annum
Ground rent review: 1st June 2033

Additional Information

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

