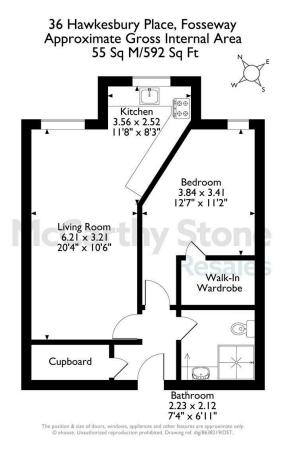
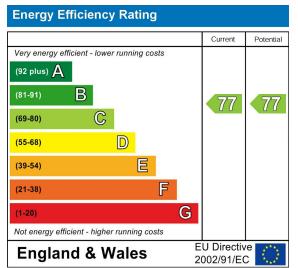
# McCarthy Stone Resales



### Council Tax Band: D





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## **PRICE REDUCTION** Asking price £190,000 Leasehold

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

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.

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## Hawkesbury Place, Fosseway, Stow on the

#### 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 highway runs through the Cotswolds from Warwick to own home, free from the worries of external maintenance or gardening and with like-minded retirees and the nearest railway stations at Moreton in Marsh and 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 quest 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 Cirencester. A local bus service takes you around town Kingham can have you in London in just over an hour

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.



## 1 Bed | £190,000

#### 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











