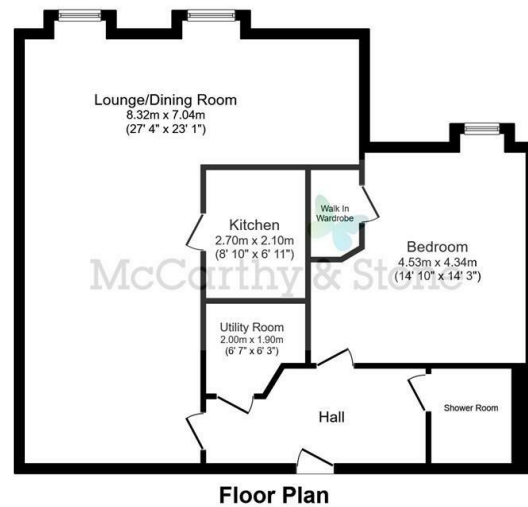


# McCARTHY STONE RESALES

## 45 HAWKESBURY PLACE FOSSEWAY, STOW ON THE WOLD, GL54 1FF

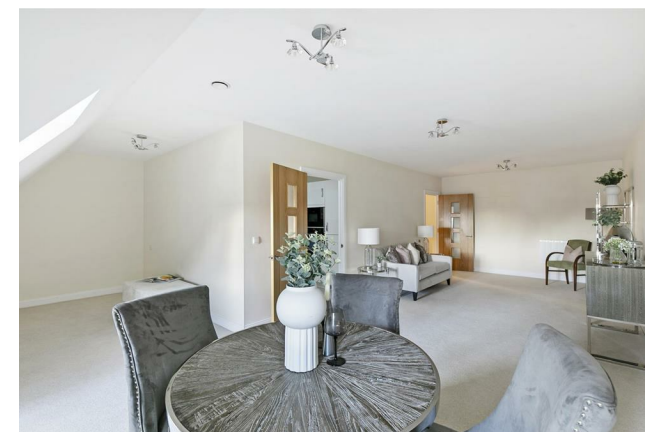


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**COUNCIL TAX BAND: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</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			



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**PRICE REDUCTION**

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# HAWKESBURY PLACE, FOSSEWAY, STOW

# 1 BEDROOMS £225,000

## THE APARTMENT

This stunning one bedroom apartment boasts approximately 886 square feet of purpose built self contained retirement living space. Its been brilliantly maintained and is offered in a like new condition.

## ENTRANCE HALL

A solid front door with spy-hole opens into the spacious hallway which gives access to the bedroom, shower room and a feature glazed panelled door to living room. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in utility cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water with plumbing and space for washing machine and the concealed 'Vent Axia' heat exchange unit.

## LOUNGE-DINER

L-shaped and of excellent size with two dropped eaves cottage style triple-glazed windows fitted with Roman Blinds (included). Telephone and television points and four ceiling light fittings (included). A feature glazed panelled door leads to the kitchen.

## KITCHEN

There are a quality range of high gloss fronted fitted wall and base units with under-counter lighting and a contrasting wood effect work top incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob with glass splashback and stainless-steel chimney style extractor hood, built-in mid-height Neff single oven, microwave and concealed fridge and freezer.

## BEDROOM

A double bedroom with a triple-glazed dropped eaves window fitted with Roman Blinds (included). Walk-in wardrobe with light, ample hanging space and shelving. Telephone and TV points, central ceiling light and emergency pull cord.

## WETROOM

Modern white suite comprising; a Close-coupled WC, vanity wash-hand basin with cupboard unit below with mirror, strip light and shaver point over, level access shower with large rainfall shower head along with a separate handheld shower head and shower curtain. Fully tiled walls and anti-slip flooring, heated towel rail and emergency pull cord.

## 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. Our beautiful apartments have built-in security and lifestyle features that help make the practicalities of day-to-day life easier for you. 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.

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.

## ADDITIONAL INFORMATION

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.

## 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 licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £10,934.00 for financial year ending 31/03/2025.

## LEASE INFORMATION

999 Years from 1st June 2018

## GROUND RENT

Ground rent: £435 per annum

Ground rent review: 1st June 2033

