



**Connells**

William House The Moors  
Thatcham



# William House The Moors Thatcham RG19 4AU

for sale guide price  
**£170,000**



## Property Description

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. Built in September 2023 this pet friendly, over 70's retirement home offers support and additional care services to benefit your way of living, you can be sure to enjoy your independence exactly the way you desire.

The apartment is created to make everyday use as easy as possible. High quality touches and intelligent appliances feature throughout, and a Juliet balcony will offer lovely views of the surrounding area.

An on-site bistro-style restaurant provides residents with the choice of freshly cooked food and a three-course lunch every day, which guests and families are most welcome to join. On-site guest suites are available, perfect for friends and family to stay overnight and spend more time together. Retirement Living PLUS development also offers residents with domestic assistance services that can be tailored to suit your exact needs. Every Retirement Living PLUS homeowner will receive one hour domestic assistance per week. A dedicated Estate Team will be on-site 24 hours a day to help you with your requirements, while the video entry system and 24/7 emergency call system will ensure your safety.

The indoor communal area will be the perfect place to unwind and socialise with friends, as well as make the most of the constant supply of hot tea and coffee.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Front door with spy hole leads to the large entrance hall. 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are doors leading to a walk-in storage cupboards/airing cupboard housing the boiler. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the living room, bedroom and bathroom.

## Living Room

10' 6" (max) x 20' 2" (max) ( 3.20m (max) x 6.15m (max) )

The spacious living room benefits from a Juliet balcony, allowing the room to be bright and airy, fitted carpets, partially double glazed door leading to:

## Kitchen

8' 1" (max) x 8' 6" (max) ( 2.46m (max) x 2.59m (max) )

Fully fitted kitchen with tiled floor, work surfaces with cupboards and drawers under and cupboards over, sink with drain and mixer tap, built-in oven, ceramic four ring hob with extractor hood over and fitted integrated fridge-freezer. Under pelmet lighting and double glazed window.

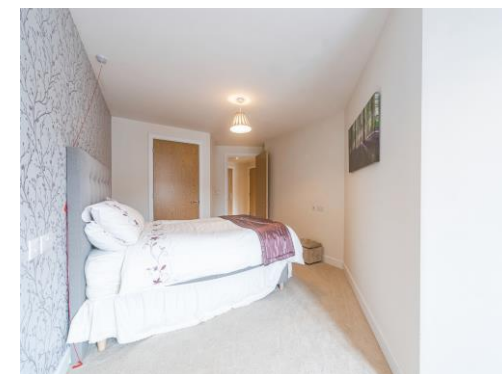
## Bedroom

10' 2" (max) x 18' 7" (max) ( 3.10m (max) x 5.66m (max) )

Double glazed window, walk-in wardrobe with plenty of hanging and storage space, ceiling lights, TV and phone point, emergency pull cord.

## Bathroom/ Wet Room

Tiled and fitted with suite comprising of walk-in shower, low level WC, vanity unit with sink and mirror above. heated towel rail, extractor vent, emergency pull cord and grab rails.

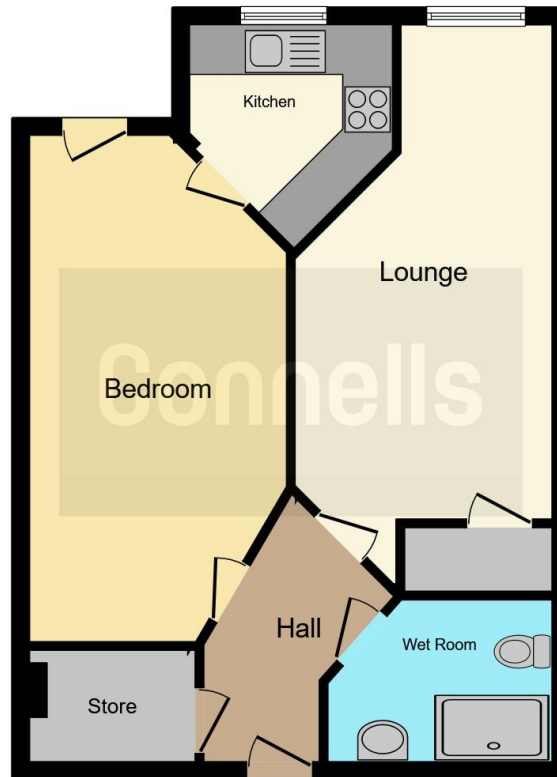












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [basingstoke@connells.co.uk](mailto:basingstoke@connells.co.uk)**

1 Wote Street  
 BASINGSTOKE RG21 7NE

EPC Rating: B Council Tax  
 Band: D

Service Charge:  
 11600.57

Ground Rent:  
 435.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK314389](http://connells.co.uk/Property/BTK314389)**

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Jan 2021.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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