

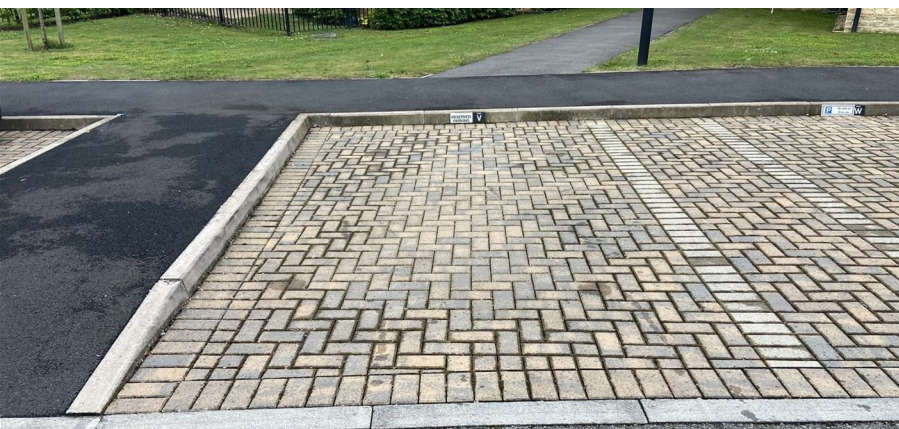
established 200 years

# Taylor & Fletcher



44 Hawkesbury Place, Fosseway, Stow-on-the-Wold, GL54 1FF  
Guide Price £199,950





## 44 Hawkesbury Place, Fosseway

Stow-on-the-Wold, Cheltenham, GL54 1FF

*A bright, one-bed first floor retirement apartment for the over 70's with bespoke car parking space.*

### Hawkesbury Place

44 Hawkesbury Place is a light, bright, one-bedroom apartment within the prestigious McCarthy Stone Hawkesbury Place development. Built in 2018 on the outskirts of the very attractive Cotswold town of Stow-on-the-Wold, Hawkesbury Place has created a well-designed, modern interior that is both functional and attractive.

### Directions

From Stow-on-the-Wold leave the square via the High Street. At the junction turn right onto the A429 Fosseway towards Moreton-in-Marsh. Proceed through the traffic lights and turn right at the next traffic lights by Tesco. At the small roundabout turn left and Hawkesbury Place will be seen on the left hand side.

### What 3 words

///passion.relished.bluntly

### Number 44

Number 44 is situated on the 1st floor, it has lift access or stairs to the property.

As a 'Retirement PLUS' development, Hawkesbury Place offers residents of over 70 all the comforts of a well-maintained retirement property, with the bonus of an on-site, chef-run restaurant, servicing subsidised three-course lunches. Other benefits include a recently-refurbished lounge/bar, attractive landscaped patio and

gardens, a practical laundry-room with raised washing-machines and driers, a wellness suite for visiting hairdressers and therapists, a mobility scooter room with charging points and an en-suite guest room, available for visitors and friends (at an extra cost).

Included in your service fee is one hour's domestic assistance a week. A duty-manager is on-site throughout the day and night, available to deal with emergencies, and the trained staff are able to offer different levels of personal care if needed (at an extra cost).

A range of activities is available, such as coffee-mornings, quiz nights, pamper days and movie nights.

### Benefits include:

- 24/7 on-site manager
- trained staff
- secure entry system
- chef-run restaurant
- laundry room
- mobility scooter room
- 1 hours domestic assistance per week
- Cleaning of communal windows
- 24 hour emergency call system
- Upkeep of gardens and grounds
- landscaped patio and gardens
- generous corridors and public spaces
- attractive lounge/bar

- Parking space (and visitor parking)
- access to additional personal care services (additional costs apply)
- walking-distance from centre of Stow-on-the-Wold

### Entrance/Hall

**13'6 x 7' (4.11m x 2.13m)**

A generous size hall with a storage cupboard measuring 6'10" x 6'9" that has an aircon unit and the water tank along with multiple shelves.

### Kitchen

**8'10 x 6'11 (2.69m x 2.11m)**

The kitchen has modern facilities with a Neff microwave and oven with a four ring hob. A large fridge freezer and an electric opening skylight that brings light into the kitchen.

### Living/Dining Room plus L-Shape

**30'8" x 11'5" (9.35m x 3.48m)**

The generous, open-plan living/dining room with kitchen adjoining is light and spacious. The appliances are of a high specification and there are plentiful sockets, at raised level. There are two radiators at either end of the room. The windows overlook the entrance to Hawkesbury Place. There is an electric heater within a fireplace as a decorative touch.

### Bedroom

**14'10 x 14'4 (4.52m x 4.37m)**

The bedroom comfortably accommodates a double bed and other bedroom furniture, but there is also a large walk-in wardrobe and a wall-fitted heater.

### Shower/Wet Room

**7'4 x 7' (2.24m x 2.13m)**

The shower room/wet room has been well designed so that there is ample space and the facilities are fitted to a high standard.

### Outside

Bespoke car parking space and visitor parking. There is an outdoor seating area to the rear of Hawkesbury Place with a lovely footpath around the edge of the accommodation.

### Current Charges/Fees

Service fees: £10,934.04 p.a.

Ground rent: £435 p.a.

Guest suite: £25 per night

Tenure: 999 year lease from 2018

Council Tax: Band D, £2,250.72 for 2024/2025

### Local Authority

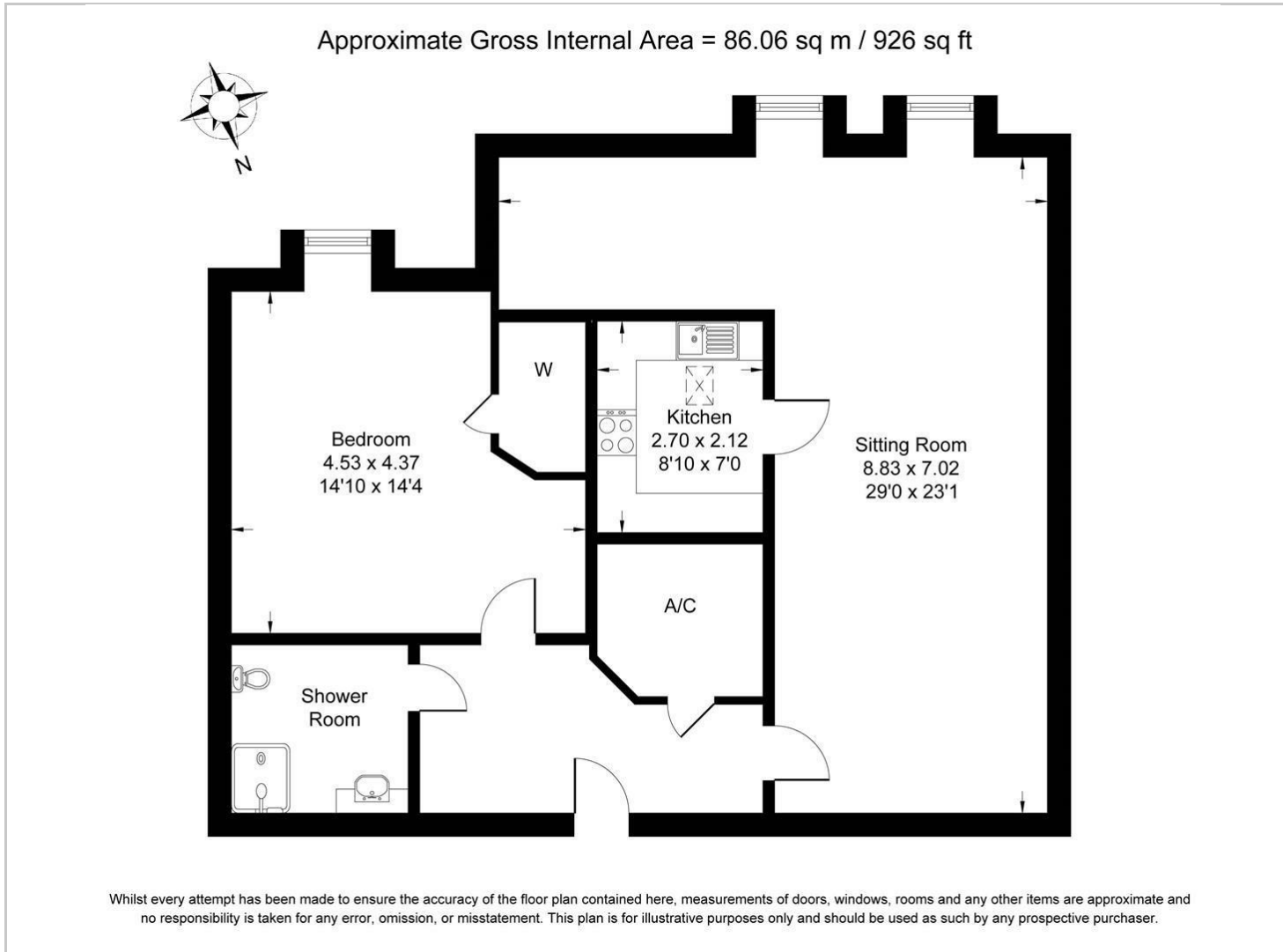
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

### Services

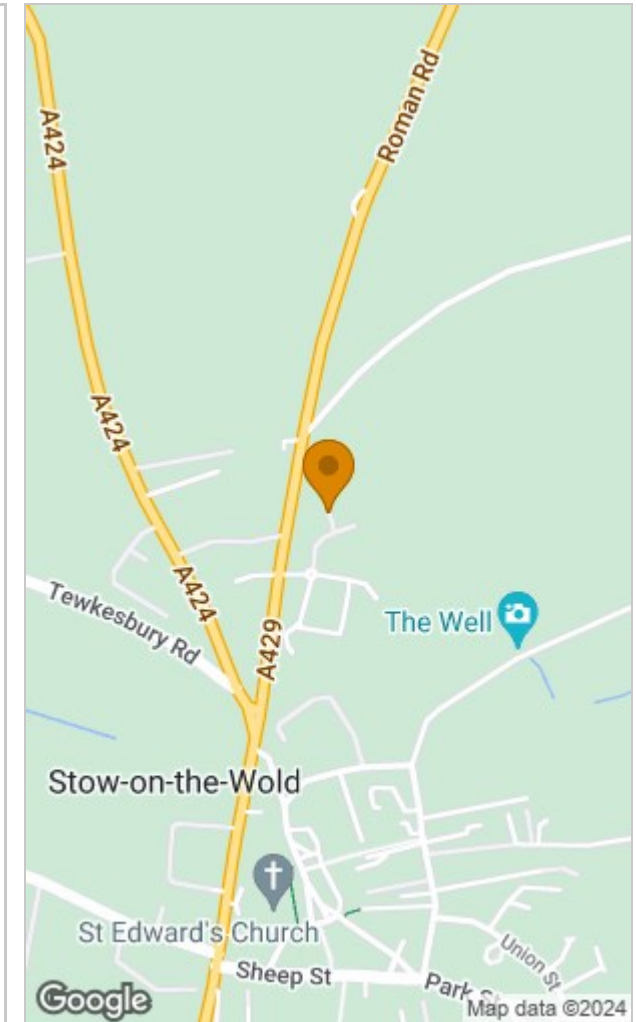
Mains electricity, water and drainage are connected to the property. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.



## Floor Plan



## Area Map



## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	