

established 200 years

Tayler & Fletcher



36, Hawkesbury Place Fosseway, GL54 1FF
Guide Price £190,000





36, Hawkesbury Place Fosseway

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

An attractive, one-bed first floor retirement apartment for the over 70's, with countryside views and car parking.

Hawkesbury Place

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

No. 36

Number 36 is situated on the first floor, it has lift access or stairs to the property. There are lovely views over the rear patio/garden and countryside.

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, serving 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 dryers, 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

A generous sized hall with a storage cupboard that has an aircon unit and the water tank along with multiple shelves.

Living Room

The open-plan living room with kitchen adjoining is well-designed and enjoys views over the countryside. The kitchen has modern facilities with a built in Neff microwave and Neff oven and grill. Four ring Neff hob with extractor above. Built in fridge and freezer with stainless steel sink unit in wide surround with matching cupboards and drawers below. The appliances are of a high specification and there are plentiful sockets at raised level and a TV point.

Bedroom

The bedroom comfortably accommodates a double bed and other bedroom furniture, but there is also a large walk-in wardrobe and a wall-fitted radiator. The bedroom enjoys views over the patio/garden and neighbouring countryside.

Shower / Wet Room

The shower room/wet room has been well designed so that there is ample space and the facilities are fitted to a high standard. There is a wash hand basin set within a vanity unit, low level w.c. and heated towel rail.

Outside

Bespoke car parking space and free visitor parking. There is an outdoor seating area to the rear of Hawkesbury Place with a 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, £2,356.09 for 2025/2026

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) 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.

Directions

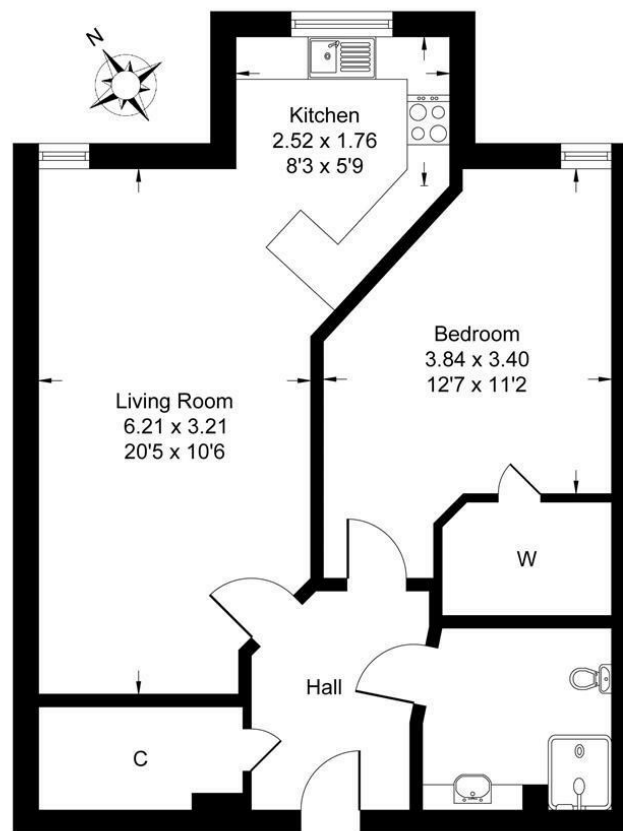
From Stow-on-the-Wold leave the square via the High Street. At the junction turn right onto the A429 Fosseway towards Moreton-in-Marsh. Proceed through the traffic lights and turn right at the next traffic lights by Tesco. At the small roundabout turn left and Hawkesbury Place will be seen on the left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

What 3 Words

[///blogs.spends.trustees](http://blogs.spends.trustees)



Floor Plan



First Floor

Approximate Gross Internal Area
= 55.17 sq m / 594 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.