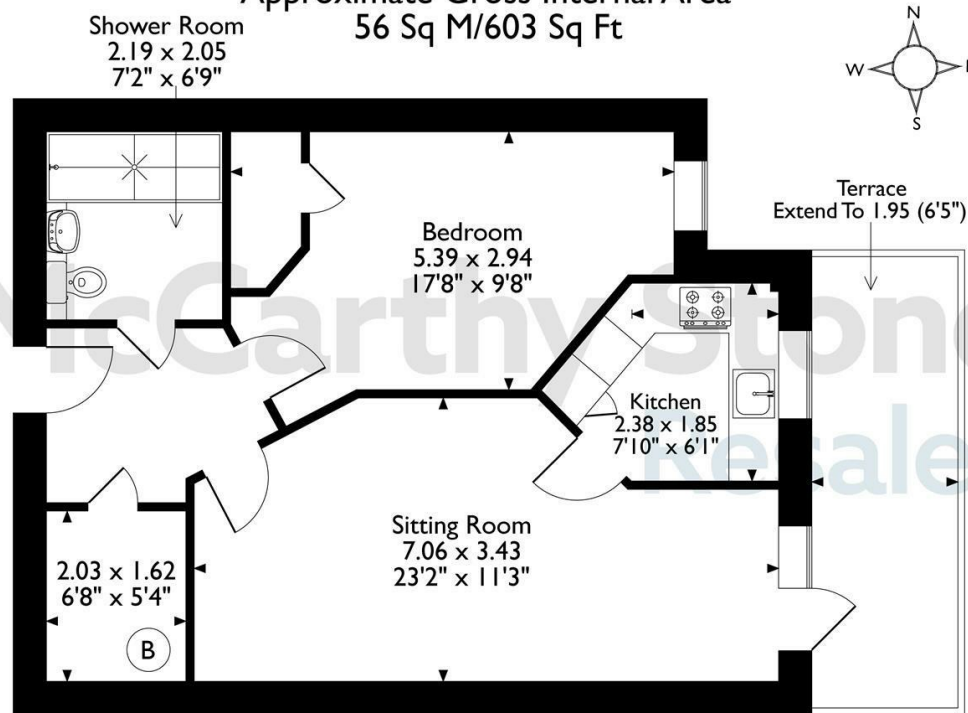


Turner Place, Flat 6, The Moors, Thatcham
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	89
(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		

6 Turner Place

The Moors, Thatcham, RG19 4AT



Asking price £250,000 Leasehold

A BEAUTIFULLY presented one bed roomed retirement apartment. Located on the GROUND FLOOR, this apartment boasts a SPACIOUS lounge with a PATIO AREA, allowing the room to be BRIGHT and AIRY. The bedroom also has a large WALK-IN WARDROBE! *PET FRIENDLY* *ENERGY EFFICIENT*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Turner Place, The Moors, Thatcham RG19

4AT

Local area

This central Thatcham development is the perfect location for those wanting to settle down and be close to nature whilst enjoying the convenience and shops of the town. Situated in the heart of nature reserves and parks, this development resides in the charming town of Thatcham, just 14.4 miles from Reading and 15 miles from Basingstoke.

With a wealth of choices for shopping, attractions and beautiful nature or historic walks, this development will provide retirees with everything needed to settle and start afresh.

With its main frontage on The Moors Road, located on the edge of The Broadway retail core. Turner Place is in a prime location with supermarkets and local shops, places to eat, banks, schools and fitness centres all within walking distance. Waitrose supermarket is close to hand, ideal for weekly shops and fresh flowers or treats. You can enjoy a relaxed coffee at Costa Coffee or catch up on essential tasks at the Post Office or bank.

Additionally, you can enjoy a range of delicacies and delights at the surrounding local cafes, shops and restaurants or head further afield to the charming pubs that reside in the surrounding countryside.

Turners Place

Turner Place is a Retirement Living development for the over 60's. This development benefits from McCarthy Stone's intelligent and extensive security features, including a video entry system and 24/7 emergency call system. A dedicated House Manager will be on site to help you with any requirements, as well as provide residents with great services and activities. Residents can also enjoy relaxed strolls in the communal courtyard



and landscaped gardens there is a communal lounge area. The McCarthy Stone guest suite provides friends and family with a home away from home, so that they can join you for extended stays or overnight visits. There is a scooter storage and a cycle store on-site, giving you plenty of choice for transport.

Apartment 6

Property 6 is a fantastic ground floor one bedroom retirement apartment. The bedroom features a walk-in wardrobe for added convenience. There is a separate fully fitted modern kitchen, shower room and storage space. This property also benefits from a patio off the main living area, the large lounge window enjoys an abundance of natural light.

Landscaped Gardens

One of the main social hubs of Turner Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle

The House Manager has helped build a thriving community at Turner Place, ensuring there are lots of events and activities for all interests onsite from chess clubs to yoga, movie nights to cocktail parties.

Service Charge

The service charge includes

- Cleaning of communal windows and exterior of



1 bed | £250,000

apartment 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
- Buildings insurance
- House Manager

Service charge: £3,747.65 per annum (for financial year ending 28/02/2027)

The service charge does not cover external costs for the apartments such as Council Tax, Electricity and TV.

Parking

Allocated parking is not included with the apartment

Leasehold

Lease: 999 Years from the 1st January 2021

Ground rent:: £425 per annum

Ground rent review: 1st January 2036

Additional Services

- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- For more information speak with our Property Consultant today.

