Excellent

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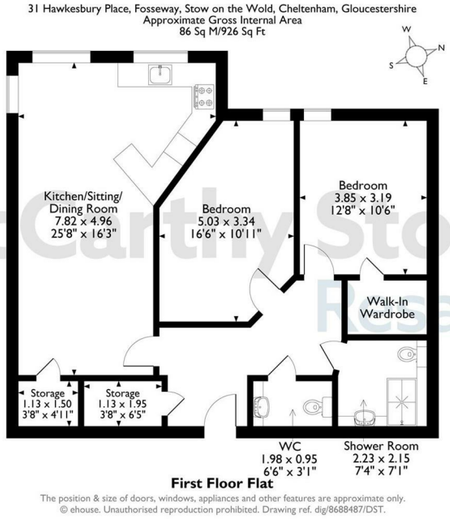



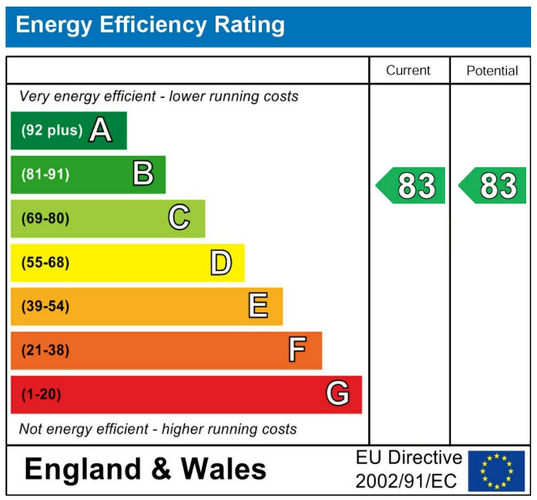

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
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The Property Ombudsman







31 Hawkesbury Place

Fosseway, Stow on the Wold, GL54 1FF

2 | 1 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 31 Hawkesbury Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £162,500
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Care team on-site 24 hours and CQC Registered Manager
- On-site Restaurant
- Guest Suite for visiting family & friends
- Tailored care packages available
- Communal Lounge where social events take place
- Wellness and Hairdressing Suite
- Attractive communal gardens
- Mobility Scooter Store
- Call Resales to book a viewing on 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

31 Hawkesbury Place, Stow on the Wold

2 | 1 | Asking price £162,500

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.

Summary
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 approximately £30 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.

Entrance Hall
A front door opens into the spacious hallway which gives access to both bedrooms, shower room, separate WC and the living room. A security intercom system provides verbal link to the main development entrance door. Emergency intercom, and a storage cupboards, housing the Gledhill boiler supplying domestic hot water with 'Vent Axia' heat exchange unit.

Living Room
A well proportioned room which is open plan to the kitchen. Telephone, television points and two ceiling light fittings.

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.

Main Bedroom
A double bedroom with a double glazed window. Walk-in wardrobe with light, ample hanging space and shelving. Telephone and TV points, central ceiling light and emergency pull cord.

Second Bedroom
A good sized second double bedroom with double glazed window. Power sockets and television point.

Shower Room
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.

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 please contact your Property Consultant or Estate Manager.

Annual service charge cost of £15,103.14 due to be reviewed March 2027.

Lease Information
Lease: 999 Years from 1st June 2018
Ground rent: £510 per annum
Ground rent review: 1st June 2033

Additional Information
- Super fast 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.













