

established 200 years

Tayler & Fletcher



9 Hawkesbury Place, Fosseway
Stow-on-the-Wold, GL54 1FF
Guide Price £167,500





9 Hawkesbury Place Fosseway

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A bright, one bedroom, ground floor retirement apartment for the over 70's in the prestigious Hawkesbury Place development.

9 Hawkesbury Place

9 Hawkesbury Place is a one bedroom, ground floor apartment within the award winning McCarthy Stone Hawkesbury Place development. Built in 2018 on the outskirts of the charming Cotswold town of Stow-on-the-Wold, Hawkesbury Place has been well designed, combining a traditional exterior with a modern interior that is both functional and attractive.

Retirement Living 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, providing 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
- Visitor parking
- Access to additional personal care services (additional costs apply)
- Walking-distance from centre of Stow-on-the-Wold

Accommodation

Entrance Hall

9' x 5'3" (2.74m x 1.60m)

Walk-in Cupboard

7'10" x 4' (2.39m x 1.22m)

Including the boiler and hot water tank.

Main Reception Room

comprising

Sitting/Dining Room

25'5" x 10'6" (7.75m x 3.20m)

Wall mounted Dimplex radiator, telephone and television points, semi glazed and panelled door leading to the garden.

Kitchen Area

11'1" x 5'5" (3.38m x 1.65m)

Stainless steel sink unit with single drainer and mixer tap set within a wide work surface with

integrated refrigerator below. 4 ring electric hob with Neff stainless steel extractor hood above and drawers below. Neff oven and grill with Neff microwave above and storage cupboards above and below. Further work surface with integrated Neff freezer. Range of matching eyelevel cupboards, deep casement windows overlooking the garden.

Bedroom

12'7 x 11'2 (3.66m'2.13m x 3.35m'0.61m)

Wall mounted Dimplex radiator, deep casement window, telephone point.

Walk-in Wardrobe

6'8" x 4'6" (2.03m x 1.37m)

Fitted with a range of hanging rails and built-in shelves and drawers.

Wet Room

7'6" x 7'1" (2.29m x 2.16m)

Low level w.c, wash hand basin with chrome mixer tap set within a worksurface with built-in cupboards below and mirrored medicine chest above. Large overhead shower rose with separate hand held attachment. Heated towel rail, part tiled walls.

Outside

The rear garden is approached from the semi glazed and panelled door in the main reception room. Paved terraced area, small area of lawn and surrounded by flower and herbaceous borders. Cherry tree.

The sale of 9 Hawkesbury Place does not include an allocated parking space, however it may be possible to acquire one through Hawkesbury Place management under separate negotiation. There is visitor parking.

Current Charges

Monthly service charge is £937.77.

Ground rent is £435 a year (paid in two instalments).

Tenure: Leasehold on a 999 year lease from 2018.

Council Tax: Band D. Payable for 2026/2027 - £2,459.38. (Single person discount of 25% would reduce this to £1,844.53.)

Local Authority

Cotswold District Council, Cirencester.

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

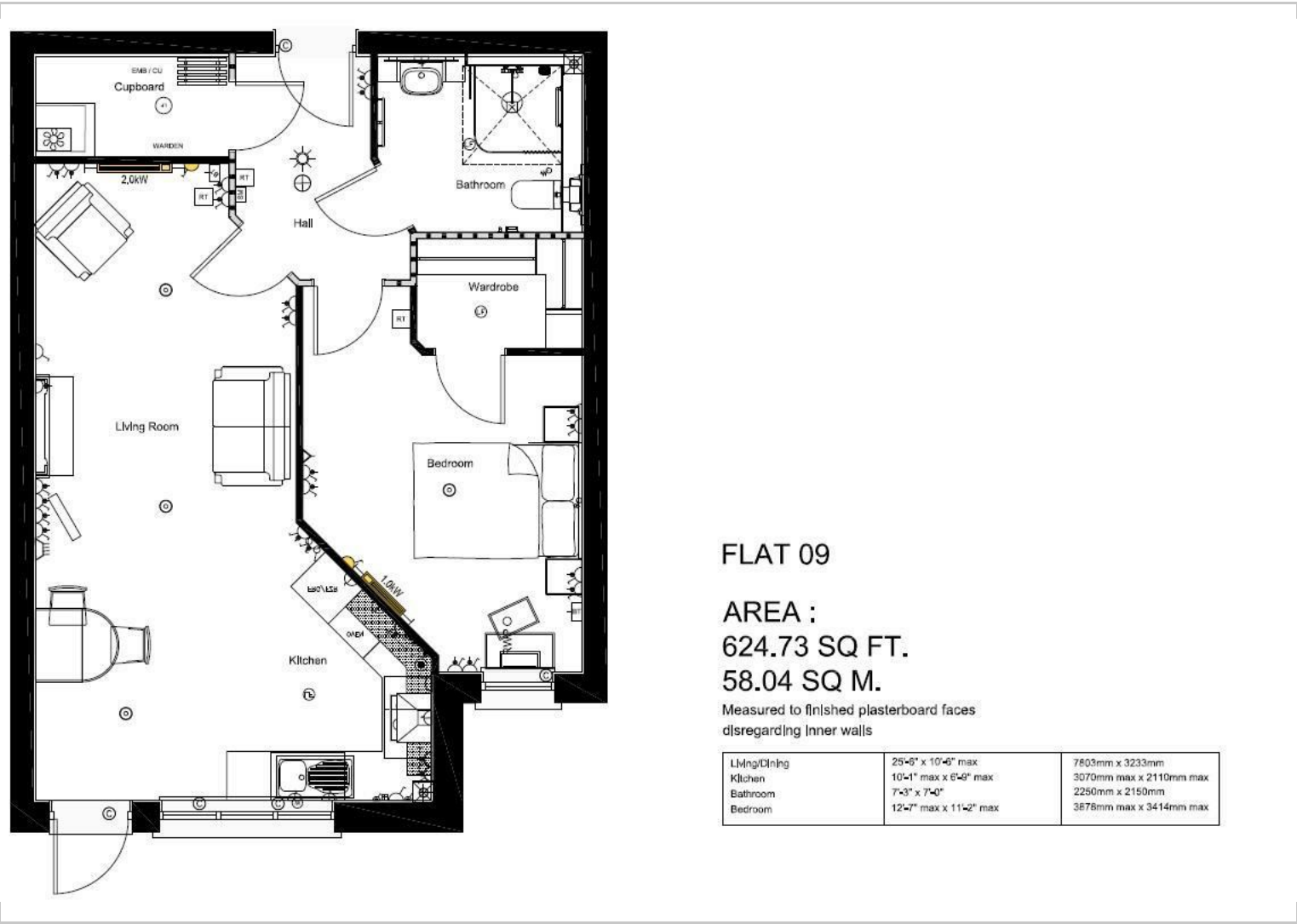
From Stow-on-the-Wold leave the square via the High Street. At the junction turn right onto the A429 Fosseway towards Moreton-in-Marsh. Proceed through the traffic lights and turn right at the next traffic lights by Tesco. At the small roundabout turn left and Hawkesbury Place will be seen on the left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

What3words

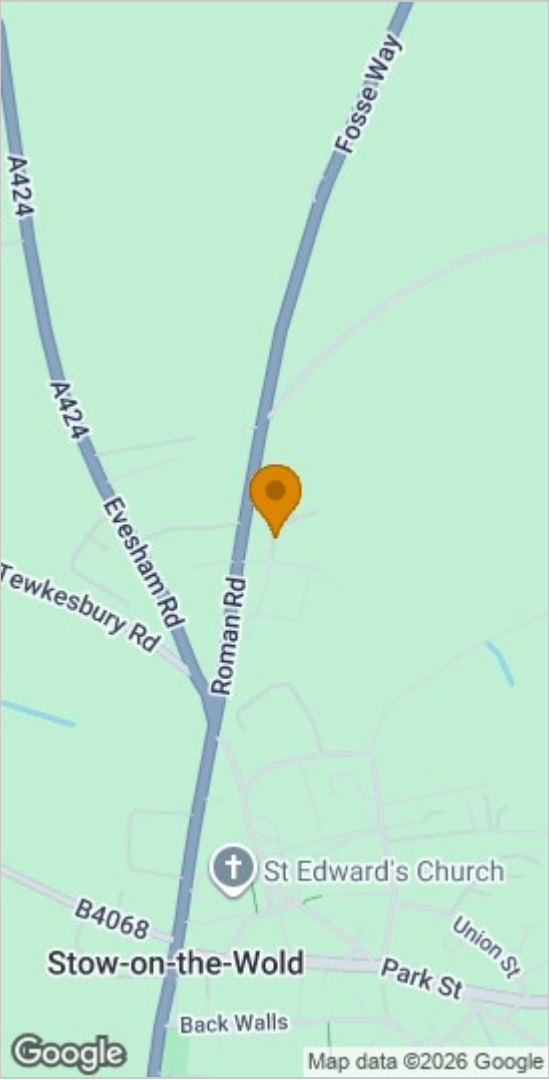
workroom.project.bracelet



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 firms employment has the authority to make or give any representation or warranty in respect of the property.