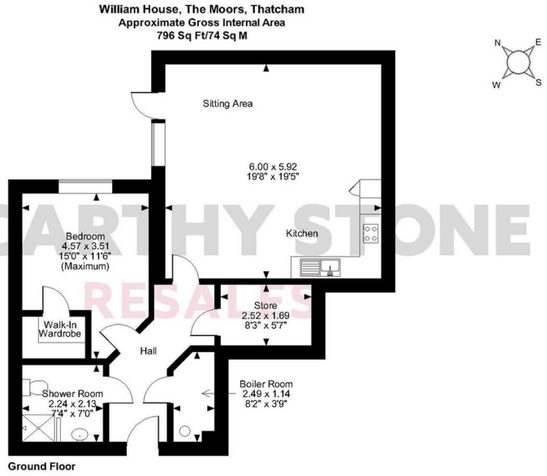
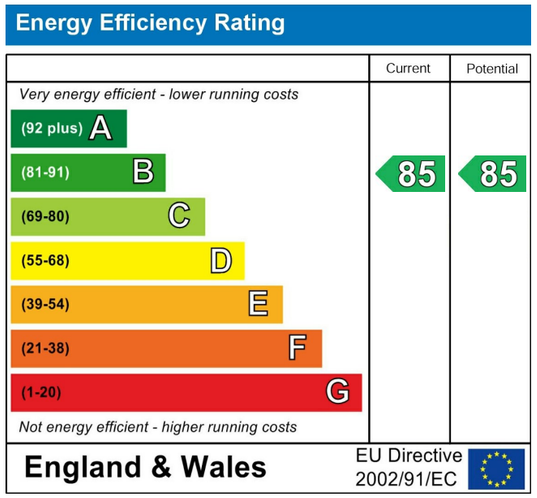
Excellent

Trustpilot

McCarthy & Stone
Resales.



McCARTHY STONE
RESALES



2 William House

The Moors, Thatcham, RG19 4AU

1 1 Council Tax Band: D

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 2 William House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £220,000
Leasehold

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

Why you'll love living here:

- FANTASTIC GROUND FLOOR APARTMENT
- Table service restaurant
- Homeowners' social lounge
- Estates Manager & YourLife team
- 24-Hour emergency call system
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the onsite CQC registered care agency
- Guest suite & Laundry Room
- Energy efficient
- Part exchange scheme available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

2 William House, Thatcham

1 | 1 | Asking price £220,000

Summary

Situated in the charming market town of Thatcham, this Retirement living PLUS development has everything you'll need to make the most of your retirement. Offering support and additional care services to benefit your way of living, you can be sure to enjoy your independence exactly the way you desire.

With a choice of stunning one and two bedroom apartments available, homeowners will benefit from carefully designed bathroom suites, kitchens and apartment details, created to make everyday use as easy as possible. High quality touches and intelligent appliances feature throughout and balconies in selected apartments will offer lovely views of the surrounding area. Every interior looks and feels quality, with tasteful decor and colour-schemes giving residents a calming, comfortable space to make their own.

An on-site bistro-style restaurant provides residents with the choice of freshly cooked food and a three-course lunch every day, which guests and families are most welcome to join. In fact, we offer stunning on-site guest suites, perfect for friends and family to stay overnight and spend more time together. Retirement Living PLUS development also offers residents with domestic assistance services that can be tailored to suit your exact needs. Every Retirement Living PLUS homeowner will receive one hour domestic assistance per week.

A dedicated Estate Team will be on-site 24 hours a day to help you with your requirements, while our video entry system and 24/7 emergency call system will ensure your safety. A lovely indoor communal area will be the perfect place to unwind and socialise with friends, as well as make the most of the constant supply of hot tea and coffee.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a doors to two spacious walk-in storage cupboards/airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedrooms and bathroom.

Living Room

A bright and spacious living room, benefiting from patio doors leading onto a peaceful patio area. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets.

Kitchen

Fully fitted open plan kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom

A spacious bedroom benefiting from a walk-in wardrobe with plenty of hanging and storage space. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above. Emergency pull cord and grab rails.

Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge is £11,926.03 for the financial year ending 28/02/2027. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager.

Leasehold information

Lease term 999 from 1st Jan 2019
Ground rent: £435 per annum
Ground rent review: 1st Jan 2034

Additional Information & Services

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