



# Keatley Place Overview & Apartments



Exclusive Retirement Living apartments in the heart of the Cotswolds







## Welcome to Keatley Place

McCarthy & Stone is proud to introduce Keatley Place, a stunning new gated development of 34 beautiful one and two bedroom apartments in the stunning Cotswold town of Moreton-in-Marsh.

Designed to seamlessly fit with the unique local architecture that makes the Cotswolds so appealing, Keatley Place is located on Hospital Road, parallel to the High Street. This secluded location means that while nestled away from the hustle and bustle, the thriving community in the town is easily accessible.

Exclusively for the over 60s, each apartment at Keatley Place is luxuriously specified and there is a choice of apartment designs over three floors. With stunning views from the rear across open countryside, many apartments offer patios or walk out balconies so you can enjoy the outdoors from your own lounge.

We're incredibly proud to have been awarded a 5 star rating in customer satisfaction, as voted for by our homeowners via the House Builders Federation (HBF) survey. With so much attention to detail, it's no wonder McCarthy & Stone is the UK's leading retirement housebuilder.





THE MARSHMALLOW

THE



## Life in Moreton-in-Marsh

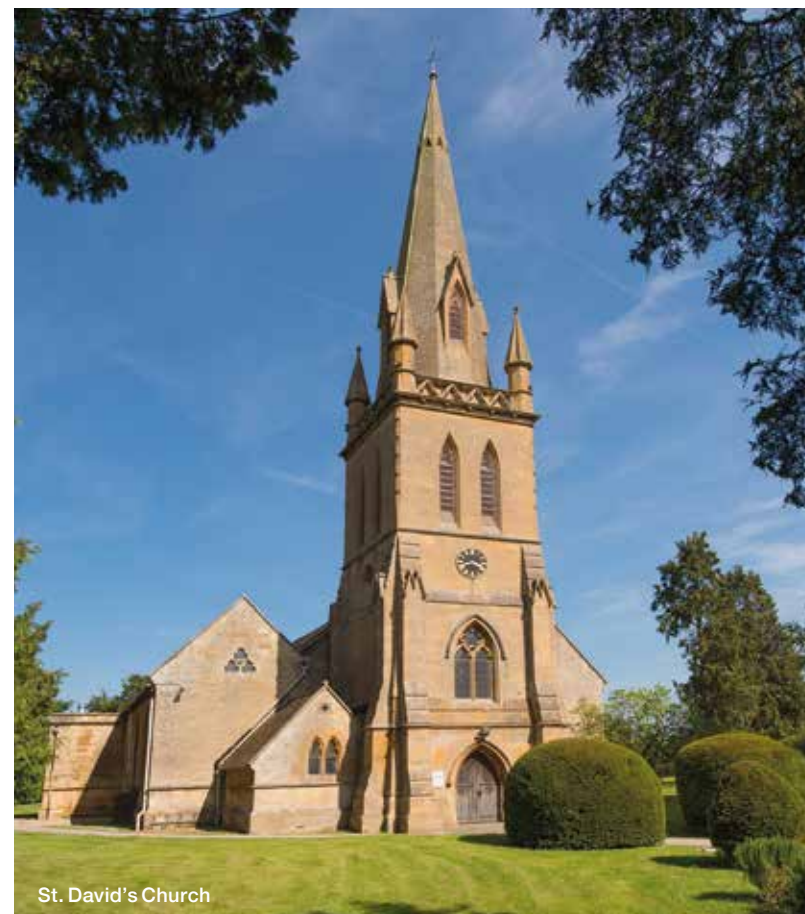
Keatley Place couldn't be more ideally located on Hospital Road in Moreton-in-Marsh, parallel to the main High Street. Steeped in history, the town's oldest building dates back to the 16th century, while the High Street is lined with many elegant 18th century inns and houses.

As one of the larger market towns in the Cotswolds, the main street still plays host to a busy Tuesday market boasting around 200 stalls. In addition to the many independent retailers and essential amenities in the town, a Tesco Express supermarket is located around 0.2 miles from our development.

For leisure activities; the array of pubs, inns, tea shops, restaurants and hotels in Moreton provides a rich variety of options for both daytime and evening excursions.

In the perfect location for exploring the Cotswolds, Moreton also benefits from a station with trains direct to London Paddington, Worcester and Oxford. Buses from Moreton also service Stratford-upon-Avon as well as other Cotswold towns.

With history, convenience and beauty combined, Keatley Place is the ideal location to enjoy your retirement.



St. David's Church





Typical guest suite

## Life made easier

Retirement Living takes the stress out of being a homeowner

You'll feel at home in your beautiful new apartment at Keatley Place in next to no time. It's easy to relax knowing there's a House Manager on hand during the day - a friendly face who'll be around to offer you help and support.

Best of all, you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, we take care of all of that for you. It's all budgeted for in a simple to understand service charge. And when it comes to the beautifully landscaped gardens, you can sit back and enjoy them without having to lift a finger.





## More time to socialise with family, friends and neighbours

Our development has everything you need to get on with a full and active life. There's a homeowners' lounge and beautiful gardens, where you can enjoy the company of friends and family.

There's even a guest suite, complete with TV and tea and coffee making facilities, so you can invite your friends and family to come and stay#. We also understand the companionship that a pet can bring, so if you're used to having a pet around you're welcome to bring them too, as long as they're well behaved\*.

#Extra charge applies. \*Pet policy applies



# Life at Keatley Place

Designed with you in mind

**We've designed our developments to make your retirement more enjoyable. All features are there to give you more time, extra peace of mind and opportunities to socialise. These include:**

## Homeowners' lounge

This is a great space where you can meet up with neighbours or make new friends. Your House Manager ensures that the lounge is always clean and tidy as well as making sure that there's tea and coffee available for all homeowners throughout the day. In addition, availability of Wi-Fi# means you can always come here to relax with your laptop or tablet.

## Landscaped gardens

The gardens are designed to be enjoyed by everyone and as we maintain them for you, you can be confident that they will remain beautiful throughout the year without you having to lift a finger.

## Guest suite

When you have friends and family come to visit, the guest suite means that they can stay on-site without you having to worry about the hassle, preparation and clearing up that having house guests normally entails. The guest suite offers two double beds and an en suite bathroom for a modest charge of £25 per night<sup>o</sup>#. Just ensure you book your guests in with your House Manager in advance.



View from apartments 33 and 35

## 24 hour emergency call system

Should you need assistance day or night we have installed a system that operates through a pendant and can summon help wherever you are in the building.

## Lift to all floors

We want to make it easy to get around so there is a lift to all floors in the development.

## Car parking available on-site

We know how important your independence is, and some of our homeowners choose to bring a car with them. As well as two spaces available on site for visitors (which need to be pre-booked with the House Manager), there are a total of 14 spaces available for homeowners to purchase#. Limited to one space per apartment, once purchased, you will have exclusive use of your allocated parking space. Please speak to your Sales Executive for full details of our Car Parking Purchase Scheme.

## Buggy charging point

If you have a mobility buggy, we have created a room to enable you to charge your buggy.

<sup>o</sup>Price correct at time of print #Subject to availability



### 10 year guarantee

For total peace of mind, every apartment comes with a two year warranty which covers most aspects of the construction and then a further guarantee period of eight years to cover major structural defects by the NHBC. We're renowned for our customer service and we have been awarded a five-star rating in customer satisfaction by our homeowners via the Housebuilders Federation (HBF) survey.

### Heating and connectivity

With double glazing, insulation and electric underfloor heating throughout, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst keeping your heating bills low. We've also ensured that telephone, TV and Sky\* connection points are fitted ready for you from the day you move in. If you choose, you can also have a broadband connection installed for ultimate connectivity.

### Safety and security

Each apartment is fitted with secure, lockable doors and windows as well as a door entry system linked to your TV, so you can see who's there before letting anyone in. All our apartments include an intruder alarm. In addition to this, ground floor and selected first floor apartments have contact sensors to windows and balcony doors. A smoke detector and a 24 hour emergency call system operated via a pendant gives you the peace of mind that help is never far away wherever you are in your apartment. If you spend a lot of time travelling or visiting family, a McCarthy & Stone apartment also lets you 'lock up and leave' so you can go away in the knowledge that everything is safe and secure.

### Outside space

As well as the development's landscaped gardens, some of our apartments have their own balconies or patios so whether watching the world go by or keeping a keen eye on the changing seasons, you can enjoy the outdoors.

## Your apartment

Spacious, modern apartments. The life you deserve.

Step inside one of our beautiful apartments and you'll wonder why you didn't move years ago. We have designed each apartment specifically for the over 60s and to be spacious, light and packed full of touches that make life easier, safer and more secure.

Settling into your new apartment couldn't be made any smoother, your House Manager will be on hand to make sure you are comfortable in your new home and will show you how everything works. They will also be on hand after you move in too – so you don't need to worry about remembering everything!



Typical kitchen



Typical bathroom



## Apartment features in detail

### General

- ✦ Double glazing to all windows
- ✦ Balcony or patio to selected apartments
- ✦ Walk-in wardrobe in most two bedroom apartments
- ✦ Telephone and television point in living room and bedrooms
- ✦ Sky/Sky+ connection point in living room\*
- ✦ NHBC 10 year warranty
- ✦ Washer dryer in all apartments

### Kitchen

- ✦ Fitted kitchen with integrated fridge/freezer, mid-height oven, ceramic hob, and integrated microwave
- ✦ Stainless steel cooker hood and a glass splashback
- ✦ Stainless steel sink
- ✦ Lever mixer taps

### Shower room

- ✦ Fully fitted and half tiled throughout
- ✦ White sanitary ware with high quality fittings
- ✦ Additional en suite bathroom in two bedroom apartments

### Heating and finishes

- ✦ Underfloor heating
- ✦ Neutral décor
- ✦ Oak veneered doors
- ✦ Chrome door furniture and fittings

### Safety and security

- ✦ Video door entry system which is linked to the TV
- ✦ 24 hour emergency call system
- ✦ Intruder alarm and smoke detector
- ✦ Illuminated light switches to bathroom and main bedroom

This specification is for guidance only, some items may vary.  
Please check with Sales Executive for further details. Images are indicative only.  
\*Sky/Sky+ subject to Sky subscription.

# Getting out and about couldn't be easier

You are in a great location in Moreton-in-Marsh with everything to hand. You can leave those everyday worries behind and do the things you want to do.

- 1 Bank
- 2 Optician
- 3 Supermarket
- 4 Post Office
- 5 Restaurant
- 6 Tea/Coffee Shop
- 7 Pub/Inn
- 8 Tourist Information
- 9 Pharmacy
- B Bus Stop





## We'll help you make the move

Once you've found your perfect apartment, your move couldn't be in better hands. From then on, you can leave us to plan and organise de-cluttering, packing and unpacking. After all, we have years of experience in helping people move.

There are lots of ways we can make your move as easy as possible. Call us for more information, visit one of our developments to find out more or we'll come to you if that's easier.

Once you see how easy and enjoyable life could be with McCarthy & Stone, we think you'll be convinced it's the right move for you.

**We'd be delighted to tell you more about Keatley Place.**

**Call us and we'll arrange an appointment to suit you.**

Keatley Place  
Hospital Road, Moreton-in-Marsh GL56 0DQ  
Tel: 0800 201 4106  
[mccarthyandstone.co.uk/keatleyplace](http://mccarthyandstone.co.uk/keatleyplace)

# Development overview

## Site & Ground Floor



- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- GS - Guest Suite
- L - Lift
- O - House Manager's Office
- P - Plant Room
- R - Refuse
- S - Store
- St - Stairs
- WC - Toilet
- SOLD - Reserved,  
Sold Subject to Contract  
or Completed Sale

First Floor

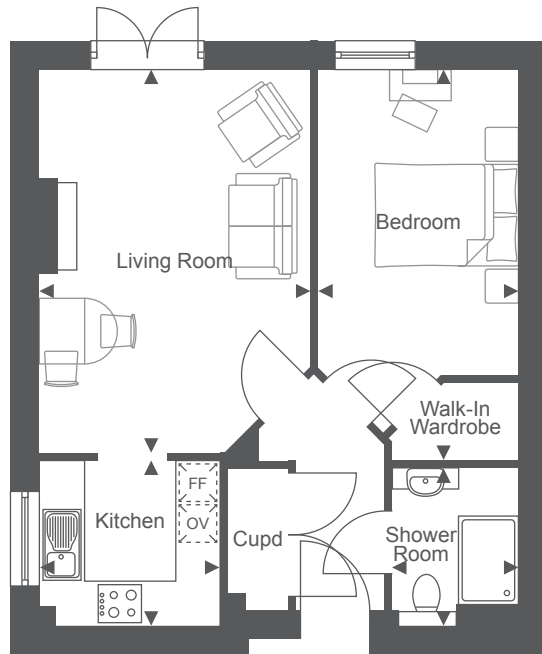


Second Floor



## Apartment 16

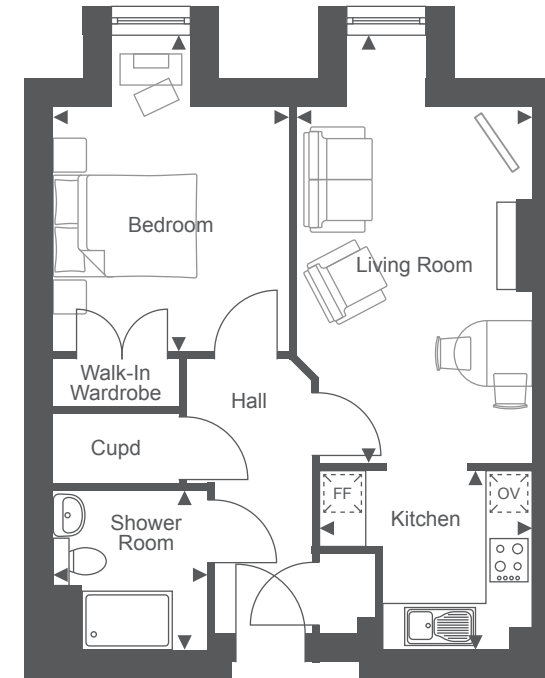
Apartment 16 is a beautiful one-bedroom apartment located on the first floor, is west facing, and measures 48 square metres. This apartment comes with curtains and lights fitted, and also the option for it to be furnished or unfurnished with purchase.



|             |                  |                 |
|-------------|------------------|-----------------|
| Living Room | 12' 0" x 16' 11" | 3657mm x 5160mm |
| Kitchen     | 8' 0" x 7' 4"    | 2443mm x 2243mm |
| Shower Room | 5' 7" x 7' 0"    | 1703mm x 2143mm |
| Bedroom     | 8' 10" x 16' 1"  | 2701mm x 4896mm |

## Apartment 20

Apartment 20 is a beautiful one-bedroom apartment located on the second floor, is east facing, and measures 49 square metres. This apartment comes with curtains and lights fitted ready for you to move in.



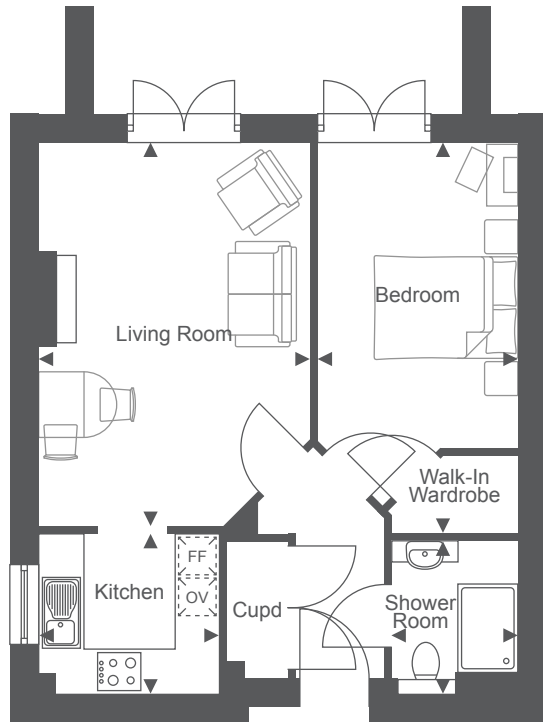
|             |                 |                 |
|-------------|-----------------|-----------------|
| Living Room | 10' 6" x 15' 7" | 3209mm x 4743mm |
| Kitchen     | 9' 5" x 7' 11"  | 2877mm x 2420mm |
| Shower Room | 6' 10" x 7' 1"  | 2082mm x 2151mm |
| Bedroom     | 10' 5" x 10' 8" | 3179mm x 3246mm |

See individual apartment plans for specific details. Arrows denote measurement points.

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

## Apartment 26

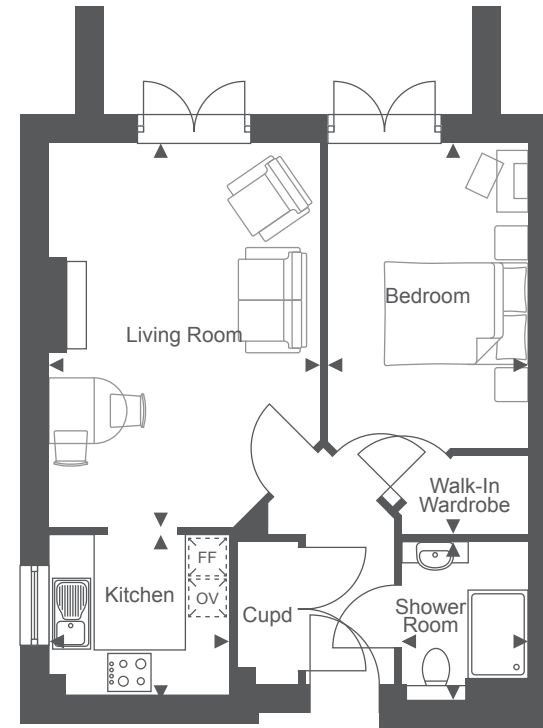
Apartment 26 is a stunning one-bedroom apartment located on the ground floor, is east facing, and measures 48 square metres. There is a stunning terrace between the living room and bedroom for you to enjoy. The apartment comes with curtains and lights fitted, and the option for it to be furnished or unfurnished with purchase.



|             |                  |                 |
|-------------|------------------|-----------------|
| Living Room | 12' 0" x 16' 11" | 3657mm x 5160mm |
| Kitchen     | 8' 0" x 7' 1"    | 2443mm x 2243mm |
| Shower Room | 5' 7" x 7' 0"    | 1703mm x 2143mm |
| Bedroom     | 8' 10" x 16' 1"  | 2701mm x 4896mm |

## Apartment 29

Apartment 29 is a beautiful one-bedroom apartment located on the first floor and measures 48 square metres. There is also a beautiful walk-out balcony between the living room and bedroom for you to enjoy.



|             |                  |                 |
|-------------|------------------|-----------------|
| Living Room | 12' 0" x 16' 11" | 3657mm x 5160mm |
| Kitchen     | 8' 0" x 7' 1"    | 2443mm x 2168mm |
| Shower Room | 5' 7" x 7' 0"    | 1703mm x 2143mm |
| Bedroom     | 8' 10" x 16' 1"  | 2701mm x 4896mm |

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**Keatley Place**, Hospital Road, Moreton-in-Marsh GL56 0DQ

Please call us free on **0800 201 4106** and we'll help you find your perfect apartment or visit **[mccarthyandstone.co.uk/keatleyplace](https://mccarthyandstone.co.uk/keatleyplace)**



All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: [comments@mccarthyandstone.co.uk](mailto:comments@mccarthyandstone.co.uk)