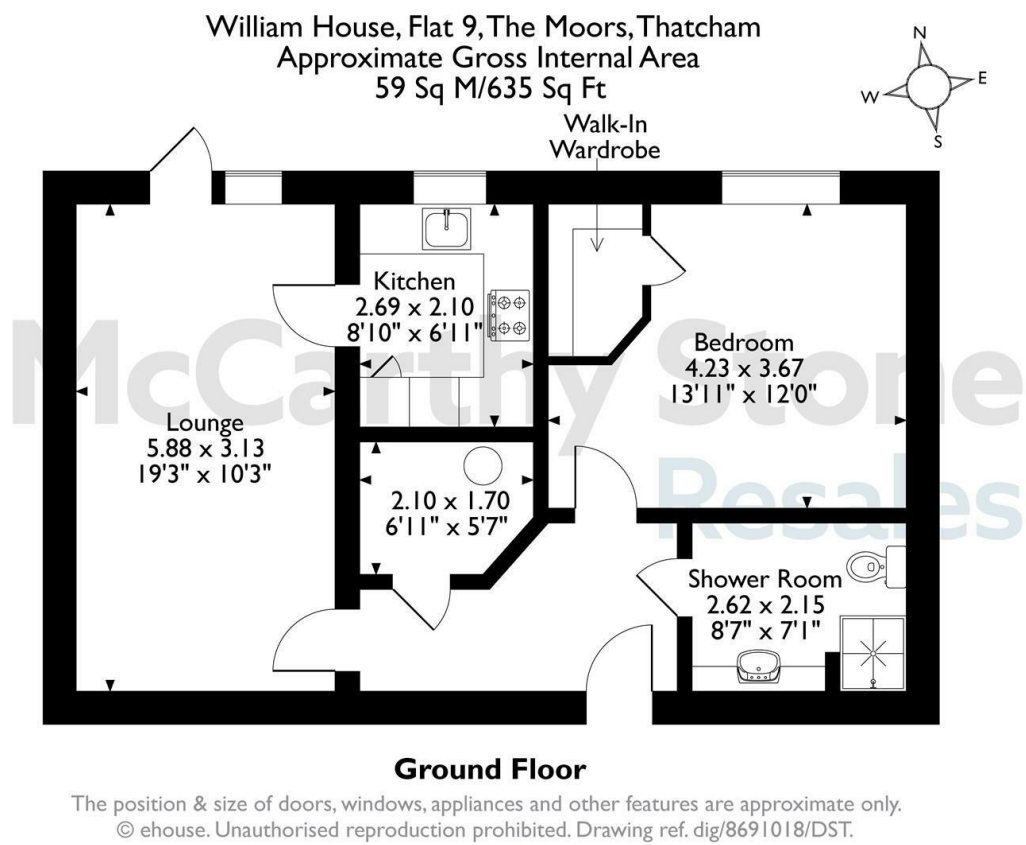


9 William House

The Moors, Thatcham, RG19 4AU



Council Tax Band: D



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



PRICE REDUCTION

Asking price £210,000 Leasehold

Have lunch on us at our Open Day - Thursday 13th August 2026 - from 11am to 3pm - BOOK YOUR PLACE TODAY!

This STUNNING ONE BEDROOM, GROUND FLOOR retirement apartment offers DIRECT ACCESS to the COMMUNAL GARDENS via PATIO doors. A truly relaxing and attractive property that deserves to be viewed.

ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK. PART EXCHANGE, ENTITLEMENTS
ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE.

Call us on 0345 556 4104 to find out more.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544



The Moors, Thatcham

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 that can assist with service charges or living costs.
- 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.

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 door to a walk-in storage cupboard/airing cupboard. 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, bedroom and bathroom.

Living Room

A bright and spacious living room featuring double-glazed patio doors opening onto a peaceful private patio with direct access to the beautifully maintained communal gardens. This inviting space enjoys a tranquil outlook and provides the perfect place to relax and unwind. The room also benefits from TV and telephone points, two ceiling light fittings, fitted carpets, and conveniently positioned raised electric power sockets, offering both comfort and accessibility.

Kitchen

Fully fitted kitchen featuring a tiled floor, stainless steel sink with a contemporary monobloc lever mixer tap, and a range of integrated appliances including a built-in oven, ceramic hob with extractor hood, fridge, freezer, and dishwasher. Under-pelmet lighting provides both practical task illumination and a stylish finishing touch.

Bedroom

Spacious double bedroom filled with natural light from a large window. The room benefits from a generous walk-in wardrobe offering ample hanging and storage space. Additional features include ceiling lighting, a TV point, and a telephone point.

Shower Room

Fully tiled shower room fitted with a contemporary suite comprising a walk-in shower, WC, and vanity unit with inset wash hand basin and mirror above. Additional features include



1 Bed | £210,000

an emergency pull cord and strategically positioned grab rails for added safety and convenience.

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, to 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



PRICE
REDUCED