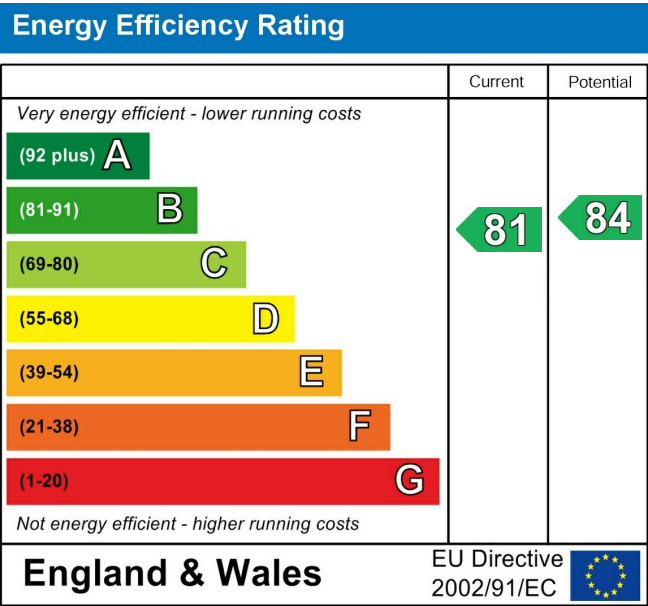
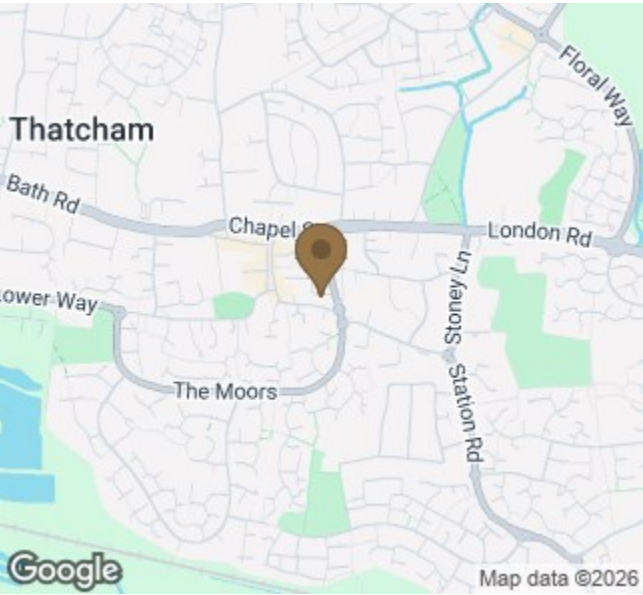
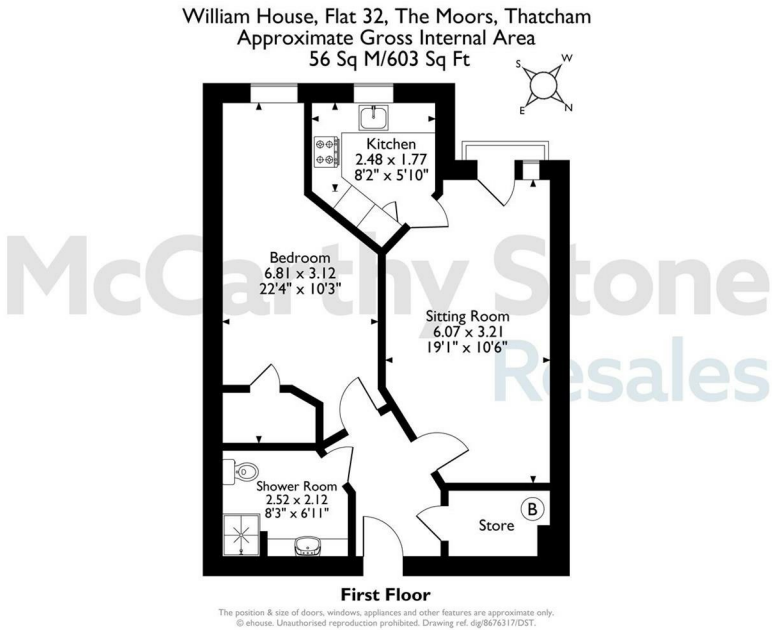




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McCarthy & Stone Resales Limited  
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Registered in England and Wales No. 10716544



## 32 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 32 William House could be the ideal place for you. Contact our team to arrange an appointment to view.

**Asking price £199,950**  
**Leasehold**

0345 556 4104  
 [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)  
 [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

### Why you'll love living here:

- FANTASTIC ONE BEDROOM FIRST FLOOR APARTMENT
- South facing apartment
- 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
- Table service restaurant
- Part exchange scheme available

McCarthy & Stone  
Resales.

★ Trustpilot ★★★★★ Rated Excellent

# 32 William House, Thatcham

 1 |  1 | Asking price £199,950

### 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. 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

The spacious living room benefits from a south facing Juliet balcony, allowing the room to be bright and airy. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

### Kitchen

Fully fitted kitchen with wood effect floor. Resin sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

### Bedroom

Benefiting from a spacious walk-in wardrobe. Double glazed window with south facing views. 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 and heated towel rail

### 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

