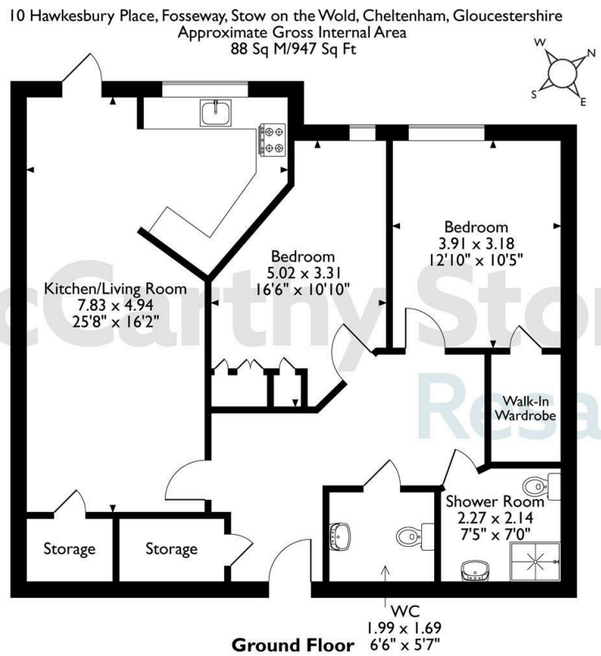
McCarthy Stone
Resales



The position & size of doors, windows, appliances and other features are approximate only.

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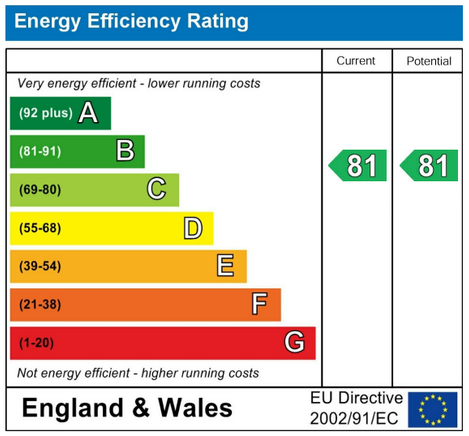
Council Tax Band: E



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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
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The Property Ombudsman

McCarthy Stone
Resales

10 Hawkesbury Place

Fosseway, Stow on the Wold, GL54 1FF

PRICE REDUCTION

Asking price £205,000 Leasehold

A CHARMING and WELL PRESENTED two bedroom apartment situated on the GROUND floor with PATIO. This apartment boasts an OPEN PLAN kitchen with modern cabinetry and integrated appliances, TWO DOUBLE bedrooms and a very SPACIOUS living area. Hawkesbury Place, a McCarthy Stone Retirement living PLUS development is nestled in Stow on the Wold and features an ON-SITE BISTRO, HOMEOWNER'S LOUNGE where SOCIAL events take place and BEAUTIFUL LANDSCAPED GARDENS. This apartment has been NEWLY CARPETED THROUGHOUT.

This property has the added benefit of a parking space!

Call us on 0345 556 4104 to find out more.

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

Hawkesbury Place, Fosseway, Stow on the

2 Bed | £205,000

PRICE REDUCED

Hawkesbury Place
Exclusively designed for the over 70s, this stunning new development is located in the beautiful Cotswolds town of Stow-on-the-Wold. Enjoy the benefits of owning your own home, free from the worries of external maintenance or gardening and with like-minded retirees as your neighbours.

Our beautiful apartments have built-in security and lifestyle features that help make the practicalities of day-to-day life easier for you. One of the key benefits of Retirement Living PLUS is the flexible care and support packages that are built around your needs. We can help with everything from domestic chores to tailored personal care.

The delightful town of Stow-on-the-Wold has a large and lively Market Square and a monthly Farmers Market. It's also an important shopping spot, with a variety of local boutiques and national stores. It's particularly known for its great antiques and is somewhere you can pick up some unique and unusual bargains. There are a number of restaurants to cater for any occasion, whether it's a formal event or simply some good old pub food.

The town enjoys good public transport links – the highway runs through the Cotswolds from Warwick to Cirencester. A local bus service takes you around town and the nearest railway stations at Moreton in Marsh and Kingham can have you in London in just over an hour and a half.

Entrance Hall
A solid front door with spy-hole opens into the spacious hallway which gives access to the bedrooms, shower room and living room. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in utility cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water with plumbing and space for washing machine and the concealed 'Vent Axia' heat exchange unit.

Living Room
Spacious and bright lounge with an electric fireplace which provides a focal point for the room. Double glazed door opens up to a beautiful patio area with a westerly aspect. Telephone and television point. Ceiling spot lights.

Kitchen
There are a quality range of high gloss fronted fitted wall and base units with under-counter lighting and a contrasting wood effect work top incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob with glass splashback and stainless-steel chimney style extractor hood, built-in mid-height Neff single oven, microwave and concealed fridge and freezer.

Master Bedroom
A double bedroom with a double glazed window. Walk-in wardrobe with light, ample hanging space and shelving. Telephone and TV points, central ceiling light and emergency pull cord.

Second Bedroom
A generously sized double bedroom, neutrally decorated and carpeted throughout. This room could be utilised as a study, hobby room or additional dining area. Raised power sockets, ceiling light point with a large double glazed window.

Shower Room
Modern white suite comprising; a Close-coupled WC, vanity wash-hand basin with cupboard unit below with mirror, strip light and shaver point over, level access shower with large rainfall shower head along with a separate handheld shower head and shower curtain. Fully tiled walls and anti-slip flooring, heated towel rail and emergency pull cord.

Service Charge (Breakdown)
• 24-Hour on-site staffing
• 1 hours domestic assistance per week
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24 hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Running of the on-site restaurant
• Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

The annual service charge is £15,103.14 for the financial year ending 31/03/2027.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Lease Information
Lease: 999 Years from 1st Jan 2018
Ground rent: £510 per annum
Ground rent review: 1st Jan 2033

Additional Information
There are pleasant, landscaped communal gardens including a very pleasant patio area by the homeowners lounge. A supplementary 'Vent Axia' heat exchange system provides an economic heat recovery system utilising the hot air generated within the property filtering and recirculating this back into the principle rooms. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £30 per night applies.

An on site wellbeing suite is host to a variety of professionals including hairdressers and therapists. Equipped with salon accessories and a therapy table. Our subsidised on-site restaurant serves delicious meals every day of the year and serves food using fresh ingredients and caters for special dietary requirements. Along with the homeowners lounge it is a lovely place to meet up with other homeowners and is perfect for those days that you don't want to cook for yourself.

A mobility scooter store with charging points ensures you are always able to get out and about.

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.

• 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.