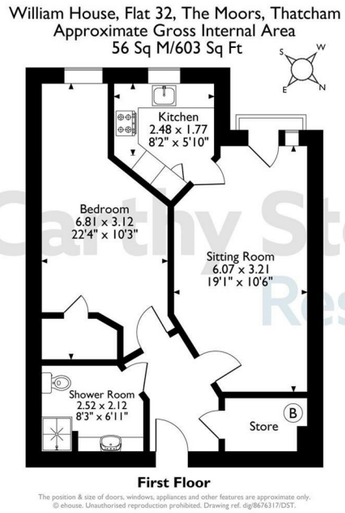
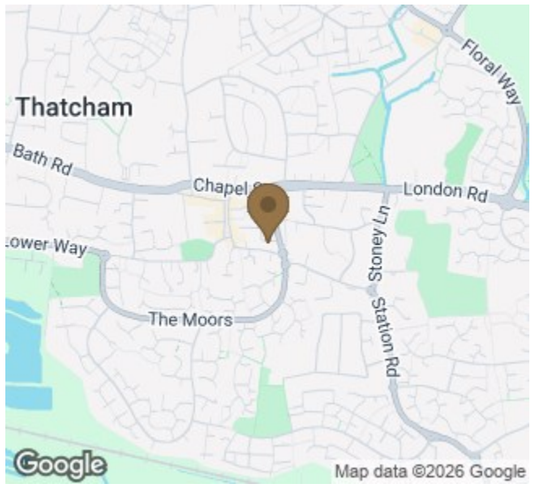
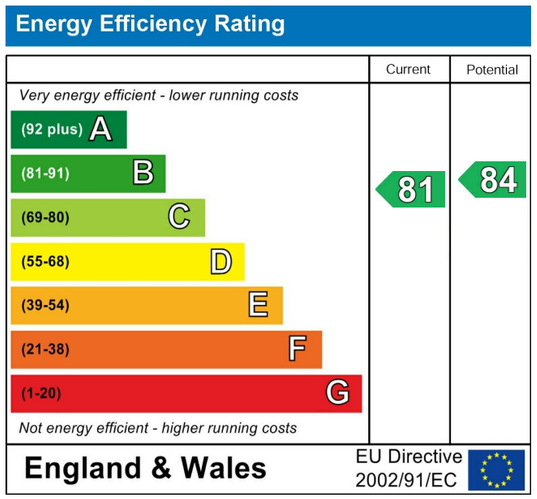
Excellent

Trustpilot

McCarthy & Stone
Resales.







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

The Property Ombudsman







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.

Offers in the region of £125,000 Leasehold

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

Why you'll love living here:

- Retirement Living Plus
- South Facing First Floor Apartment
- Modern Fitted Kitchen and Shower Room
- Estates Manager & YourLife team
- Table service Bistro Serving Delicious Meals Daily.
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the onsite CQC registered care agency
- Guest suite for Visiting Family and Friends
- 24Hr Emergency Call System
- Laundry Room and Mobility Scooter Store.

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

32 William House, Thatcham

1 | 1 | Offers in the region of £125,000

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.
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.

Property Overview
Situated on the first floor this one bedroom Retirement Living Plus apartment offers a modern, well thought out layout that makes the most of space and provides convinient solutions to make everyday tasks easier.
Offering contemporary living throughout the main living space is bright and spacious, offering plenty of room for both living and dining furniture. The modern fitted kitchen bennefits from erganomic designs such as a waist height over making every day tasks easier. The modern fitted shower room has a level access shower with non slip flooring. The apartment is finished by the well sized double bedroom which benefits from a walk in wardrobe with both hanging space and shelves providing excellent storage.

Social Lifestyle
The Communal Lounge is at the heart of the community at William House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there is a local hairdresser and a foot health practitioner that visit the wellness suite at William House on a regular basis and always happy to welcome new clients.

The Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at William House serves freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by McCarthy Stone, so you can relax and enjoy them with new found friends.

“Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained.” – McCarthy Stone Homeowner

Care and Support
The personal care services available at William House can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Parking
This apartment does not have allocated parking

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 2021
Ground rent: £435 per annum
Ground rent review: 1st Jan 2036

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.













