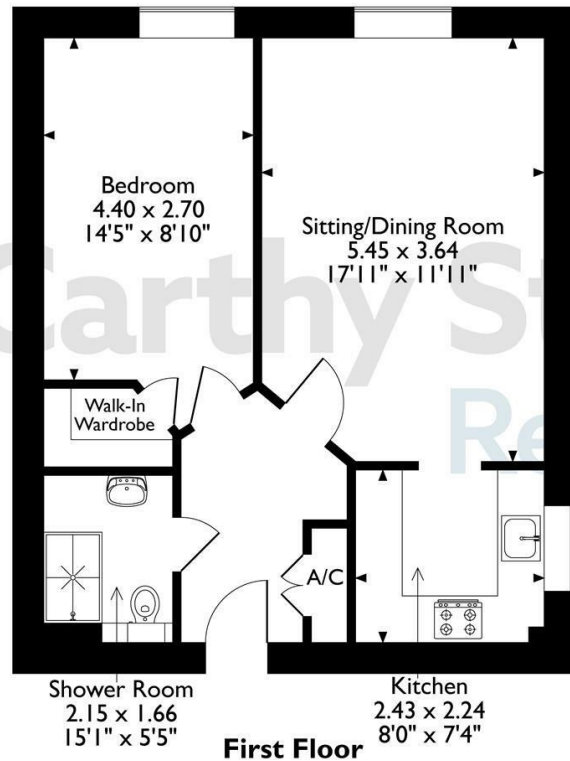
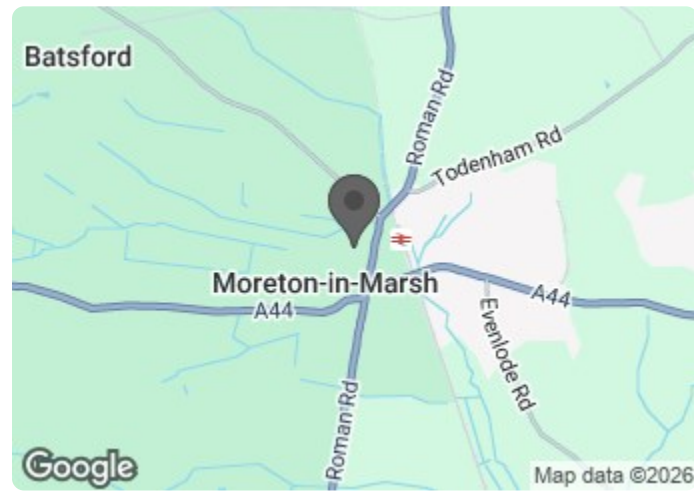


Keatley Place, Apartment 14, Hospital Road, Moreton-in-Marsh, Gloucestershire
Approximate Gross Internal Area
50 Sq M/538 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

14 Keatley Place

Hospital Road, Moreton-In-Marsh, GL56 0DQ



Asking price £164,000 Leasehold

Available to purchase at 70% of market value and under the Cotswold Discounted Home Scheme.

Apartment 14 Keatley Place is a beautiful one bedroom retirement apartment located on the first floor facing Hospital Road. It is accessed through secure main entrance doors.

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 that 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. Unauthorised reproduction is prohibited.



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

Keatley Place

Keatley Place in Moreton-in-Marsh has been constructed just 350 meters from the town centre, offering coffee shops and supermarkets near to your door step. Moreton-in-Marsh train station is located just a few streets away, with a direct line to London Paddington. Keatley Place has been designed to seamlessly fit with the unique local architecture that makes the Cotswolds so appealing. The complex 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. Keatley Place is exclusively for persons aged 60 and over and it has been designed and built by McCarthy and Stone to cater for this age group.

Local area

The development offers excellent transport links and is located just 0.5 miles from Moreton-in-Marsh Railway Station. The High Street is within 0.3 miles. Here you can find pubs, eateries and historical points of interest. Other recreational activities nearby include Queen Victoria Gardens and Moreton-in-Marsh Cricket Club, which are both within 0.5 miles of the development

Moreton-in-Marsh is a gorgeous little town in the northern Cotswolds. Once a thriving 13th century market town, you can still stock up on local produce and handmade goods at the weekly Tuesday market whose 200 stalls attract locals and visitors alike.

The High Street is lined with elegant 18th century inns and houses, while the town's oldest building, the 15th century Curfew Tower is also worth a tour. A short walk from the centre of town leads you to a local Caravan & Motorhome Club Campsite and the Wellington Aviation Museum where you can discover the history of the Vickers Wellington bomber. The magnificent Batsford Arboretum is less than 2 miles' walk across fields and just a short drive away.

Entrance Hall

A spacious hallway with a double door to storage cupboard housing a Bosch washer/dryer and Gledhill boiler and Vent Axia Unit. 24hr Tunstall emergency response system, security entry



system and a heating thermostat control panel. Connecting doors to the Living Room, Bedroom and Shower Room.

Living Room

A bright and airy living room with ample room for dining room furniture and a door way through to the Kitchen. One ceiling light fitting. Power Sockets. Telephone and TV points. Heating thermostat control panel.

Kitchen

An immaculate modern fitted kitchen with fully integrated appliances comprising; fridge/freezer; electric cooker; microwave; ceramic four ringed hob and extractor fan above. Stainless steel sink and drainer. Partially tiled walls and under pelmet lighting. A side window provides plenty of natural light. Power sockets.

Bedroom

A large double bedroom with double glazed window. A range of power sockets. Telephone and TV points. Walk in wardrobe with plenty of hanging and storage space. Heating thermostat control panel.

Shower Room

A part tiled suite comprising; shower cubicle; WC with concealed cistern; vanity unit with wash hand basin with mirror above. Wall mounted heated towel rail. An emergency pull-cord.

Service Charges (breakdown)

- 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
- Buildings insurance
- Staffing Cost

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call



1 bed | £164,000

system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual service charge of £3,538.46 for the financial year ending 30th June 2027

The service charge does not include Council Tax, Utilities or TV licence within the apartment.

Lease Length

999 years from 1st June 2016.

Ground rent: £425 per annum

Ground rent review: 1st June 2031

Additional Services & Information

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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

