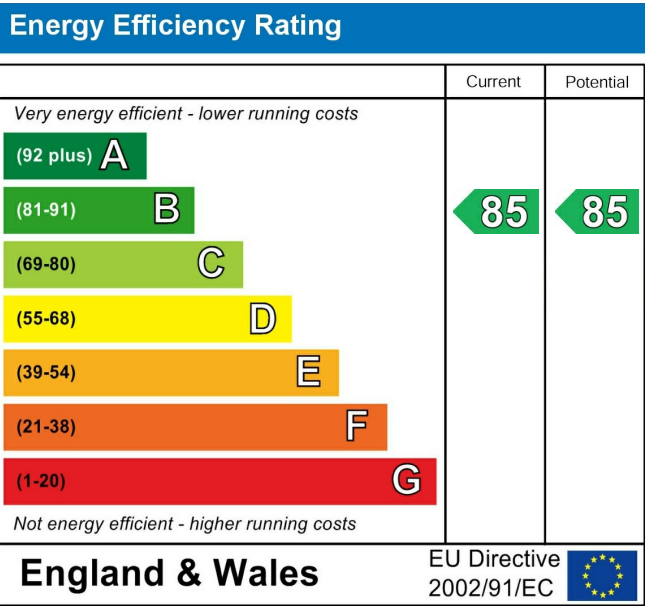
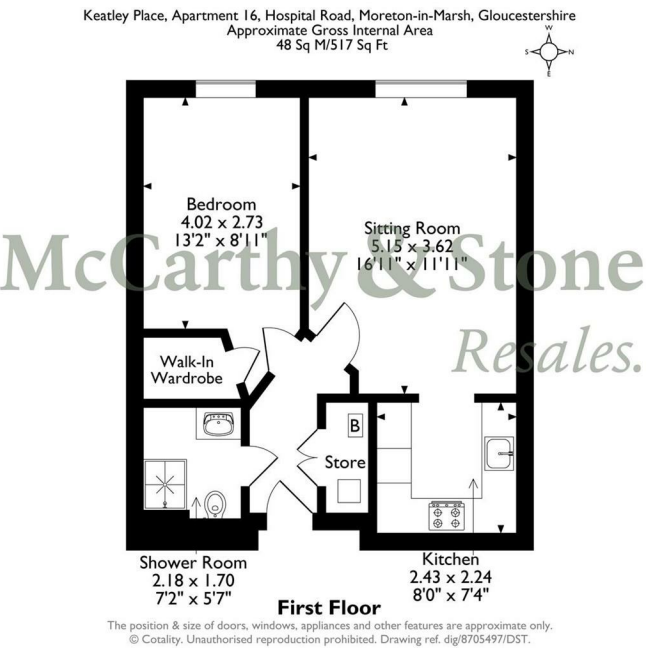




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Registered in England and Wales No. 10716544



16 Keatley Place

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

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 16 Keatley Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £185,000
Leasehold

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

Why you'll love living here:

- Designed for the over 60's
- Friendly House Manager
- Elegant communal lounge
- Landscaped gardens maintained regularly
- Hotel-style guest suite
- 24-Hour emergency call system in apartments and communal areas
- Security camera entry system for peace of mind
- Smoke detector and intruder alarms throughout
- Lift to all floors

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

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.

Property Overview
This delightful one-bedroom, first floor apartment enjoys a desirable west-facing position overlooking the communal gardens. The spacious lounge easily accommodates a dining table and chairs, while the accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with walk-wardrobe and a contemporary shower room. There is a spacious utility room housing a washer-dryer.

Landscaped Gardens
One of the main social hubs of Keatley Place are our landscaped gardens which offer a peaceful haven to relax and unwind. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy & Stone take care of all the maintenance, leaving you free to enjoy the beautiful gardens which blossom and bloom throughout the seasons.

Social Lifestyle
The Communal Lounge is at the heart of the community at Keatley Place and is where the majority of social gatherings take place. Regular activities include; weekly

coffee mornings, exercise classes and film nights with numerous themed events throughout the year. 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.

- Additional Information & Services**
- Full Fibre Broadband available
 - Mains water and electricity
 - Electric underfloor heating throughout
 - Mains drainage

- 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
- 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 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 £3,736.00 for the financial year ending 30th June 2027

Lease Information
999 years from 1st June 2016
Ground rent: £425 per annum
Ground rent review: 1st June 2031

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 CHECK OUR WEB PAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

