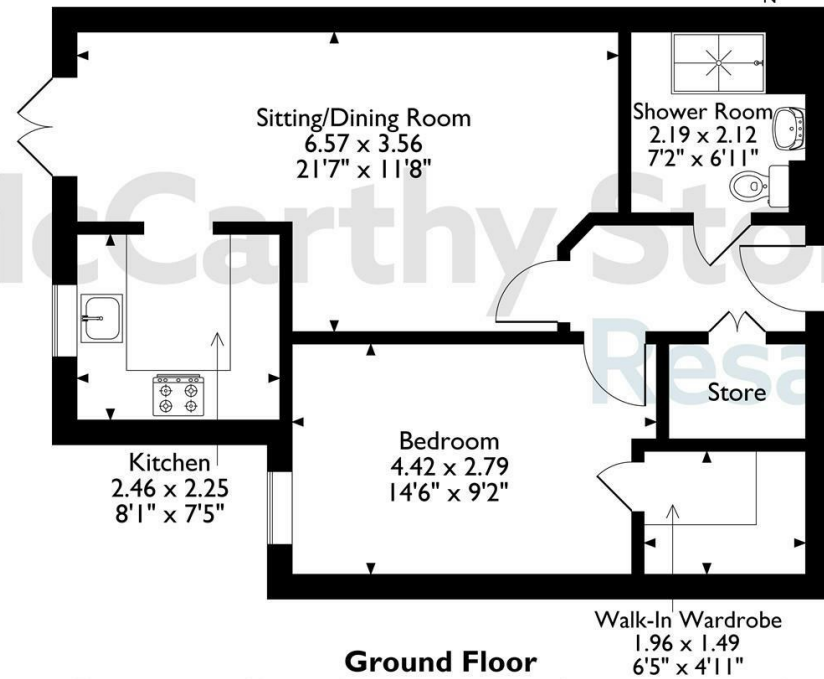
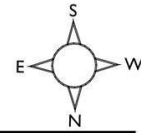


Keatley Place, Apartment 21, Hospital Road, Moreton-in-Marsh, Gloucestershire  
Approximate Gross Internal Area  
53 Sq M/570 Sq Ft



**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8696569/DST.

**Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**21 Keatley Place**

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



**Asking price £199,950 Leasehold**

HIGHLY SOUGHT AFTER one bedroom retirement apartment set in a FANTASTIC POSITION on the GROUND FLOOR with direct access to the gardens and SHELTERED PRIVATE PATIO AREA ~ Perfect for someone downsizing from a family home with garden.

This DELIGHTFUL property is ideally suited for those seeking a RETIREMENT DEVELOPMENT, offering both COMFORT and CONVENIENCE and the option to SOCIALISE in our COMMUNAL LOUNGE.

**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 strictly 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 Club 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.

## Entrance Hall

A large hallway with a door to storage cupboard housing washer/dryer and Gledhill boiler and Vent Axia Unit. Underfloor electric heating throughout.

## Living Room

Thanks to the rooms footprint, you can easily separate the room into living and dining areas with the perfect spot for a small dining table in front of the patio doors. Which ever you choose, the room offers many options and is in superb condition. Two ceiling light fittings. A range of power sockets. Telephone and TV points.

## 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. There are a range of base and eye level units fitted with under pelmet lighting. Electrical supply and socket if dishwasher is required.

## 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.

## 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. 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

# 1 bed | £199,950

- 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 Length

999 years from 1st June 2016

Ground rent: £425 per annum

Ground rent review: 1st June 2031

## Additional Information & Services

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

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

