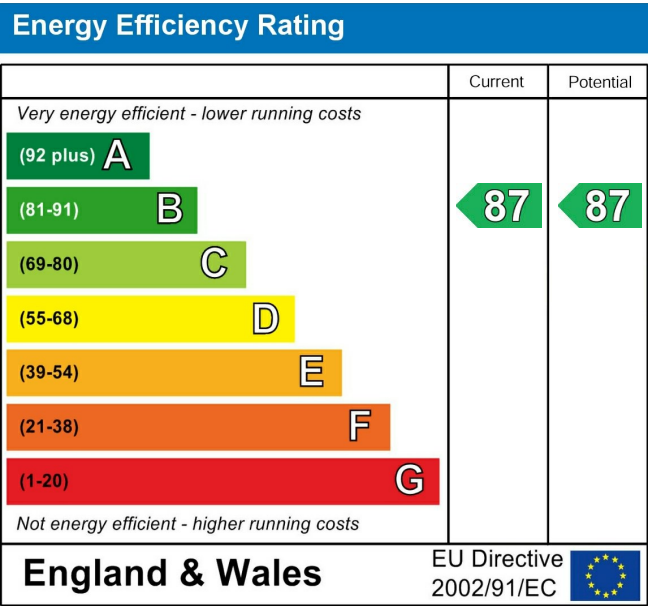
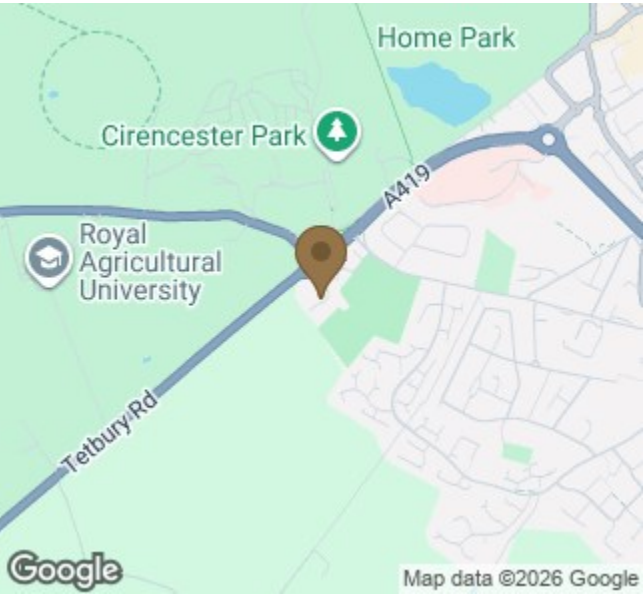
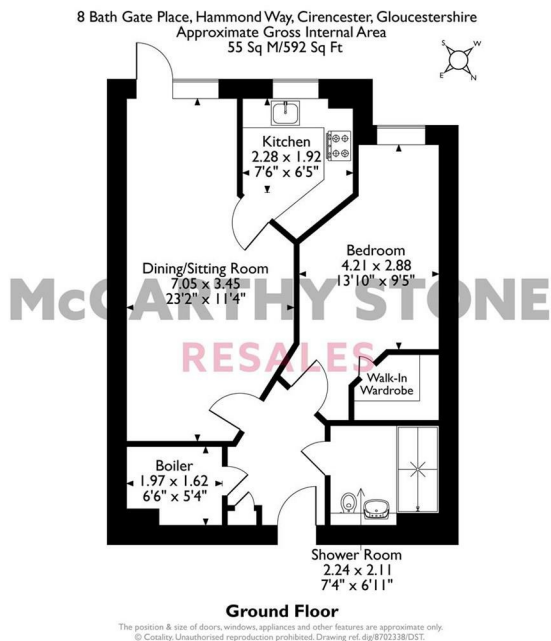




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



8 Bath Gate Place

Tetbury Road, Cirencester, GL7 1ZJ

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 8 Bath Gate Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price **£265,000**
Leasehold

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

Why you'll love living here:

- Delightful one bedroom apartment, newly carpeted throughout
- Communal Landscape Garden & Patio Area
- Guest Suite for visiting family & friends
- House Manager
- 24-hour emergency call systems
- Homeowners Lounge where social events take place

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

8 Bath Gate Place, Cirencester

1 | 1 | Asking price £265,000

Summary

Bath Gate Place, built by McCarthy & Stone, has been designed and constructed for modern independent retirement living. The development consists of 34 retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom and security door entry systems. The dedicated House Manager is on site during their working hours to take care of the running of the development.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy and cleaning costs of the homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The homeowners lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a small fee - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hallway

Solid wood front door with spy hole and letter box. Ceiling light and smoke detector. Wall mounted emergency speech module. Door to walk in storage cupboard. All other doors leading to living room, bedroom and the shower room.

Living Room

Very bright and generously sized room with ample space for dining furniture. A triple glazed door with side panel leads to a very pleasant patio area. Two ceiling lights. TV point with Sky+ connectivity. Telephone point. Power points. Oak effect door with glazed panels leading into a separate kitchen.

Kitchen

Fully fitted kitchen with stainless steel sink with lever tap which is positioned in front of the double glazed window. Built-in oven and matching microwave. Ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

Bedroom

This double bedroom boasts a walk-in wardrobe. Double glazed window, Ceiling light point. TV and telephone point. A range of power sockets.

Shower Room

Part tiled and fitted with; shower unit with glazed door, WC with concealed cistern and built in sink with lever tap and mirror over. Shaver point and heated towel rail. Emergency pull cord. Tiled flooring.

Service Charge (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 annual service charge is £3149.25 for the financial

year ending 30.06.2027.

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

Lease Information

Lease Length: 999 years from the 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 WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

