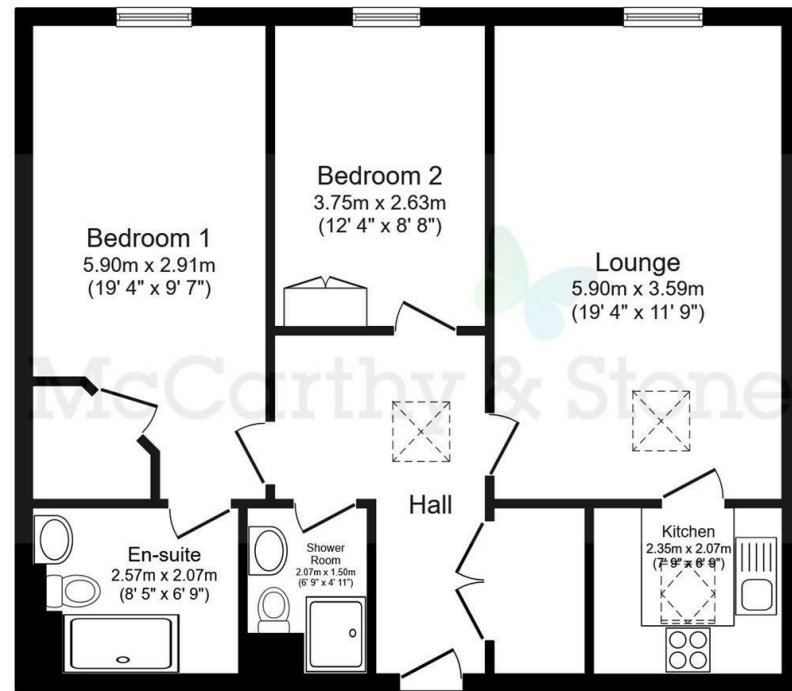


McCARTHY STONE RESALES

19 KEATLEY PLACE

HOSPITAL ROAD, MORETON IN MARSH, GL56 0DQ



Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		83	83
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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An absolutely STUNNING TWO BED APARTMENT in SUPERB CONDITION situated on the top floor of the popular Keatley Place development

PRICE REDUCTION

OFFERS OVER £260,000 LEASEHOLD

For further details, please call **0345 556 4104**

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KEATLEY PLACE, HOSPITAL ROAD,

2 BEDROOMS £260,000

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.

ENTRANCE HALLWAY

The entrance hall is a very good size for any two bedroom apartment. There is a large storage cupboard, a 24-hour Tunstall emergency response system, security entry system, and from the hallway doors leading to, both bedrooms, living room and shower room.

LIVING ROOM

The living room is presented in a fantastic condition, and the current owner has done a brilliant job using the space to its full potential. There are two ceiling light fitting. A range of power sockets. Telephone and TV points. Double glazed window.

KITCHEN

A modern fitted kitchen with fully integrated appliances comprising; fridge/freezer, electric cooker, microwave, ceramic four ringed hob and extractor fan above. Stainless steel sink unit and drainer. There are a range of high gloss base and eye level units fitted with under pelmet lighting.

MASTER BEDROOM

A well presented large double bedroom with double glazed windows. A range of power sockets. Telephone and TV points. Doors to walk-in wardrobe and en-suite bathroom.

EN-SUITE BATHROOM

A fully tiled modern en-suite comprising; bath with shower fitting above, WC, wash hand basin, built in mirror with light and shaver point.

BEDROOM TWO

A good sized second double bedroom which is currently being used as a study/hobby room. This versatile room could alternatively be used as a dining room, hobby room or office. TV and power points. Double glazed window.

SHOWER ROOM

Modern suite comprising; low level entry shower cubicle with grab rails, WC, vanity unit with wash hand basin and mirror above. Wall mounted heated towel rail. Emergency pull-cord.

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 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.

Service charge: £4,832.66 per annum (for financial year ending 30/06/2024)

LEASE INFORMATION

Lease: 999 years from 1st June 2016

Ground Rent: £495 per annum

Ground rent review: 1st June 2031.

ADDITIONAL INFORMATION & SERVICES

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

