established 200 years

Tayler & Fletcher

4 Hawkesbury Place, GL54 1FF

Guide Price £150,000

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4 Hawkesbury Place, Fosseway

, Stow-on-the-Wold, GL54 1FF

A bright, two bedroom, ground floor retirement apartment for the over 70's in the prestigious Hawkesbury Place development.

4 Hawkesbury Place

4 Hawkesbury Place is a light, two bedroom, ground floor apartment within the award winning McCarthy Stone Hawkesbury Place development. Built in 2018 on the outskirts of the charming Cotswold town of Stow-on-the-Wold, Hawkesbury Place has been well designed, combining a traditional exterior with a modern interior that is both functional and attractive.

Retirement Living PLUS development

Hawkesbury Place offers residents of over 70 all the comforts of a well maintained retirement property, with the bonus of an on-site, chef-run restaurant, providing subsidised three-course lunches. Other benefits include a recently refurbished lounge / bar, attractive landscaped patio and gardens, a practical laundry room with raised washing machines and driers, a wellness suite for visiting hairdressers and therapists, a mobility scooter room with charging points and an en-suite guest room, available for visitors and friends (at an extra cost).

Included in your service fee is one hour's domestic assistance a week. A duty-manager is on-site throughout the day and night, available to deal with emergencies, and the trained staff are able to offer different levels of personal care if needed (at an extra cost).

A range of activities is available, such as coffee-mornings, quiz nights, pamper days and movie nights.

Benefits include:

- 24/7 on-site manager
- Trained staff
- Secure entry system
- Chef-run restaurant
- Laundry room
- Mobility scooter room
- 1 hours domestic assistance per week
- Cleaning of communal windows
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Landscaped patio and gardens
- Generous corridors and public spaces
- Attractive lounge/bar
- Parking space (and visitor parking)
- Access to additional personal care services (additional costs apply)
- Walking-distance from centre of Stow-on-the-Wold

Accommodation

Entrance Hall

A generous sized hall.

Airing Cupboard

Walk in airing cupboard with shelves and storage.

Cloakroom

Low-level w.c. Wash hand basin set in vanity unit with shelving and light up mirror.

Kitchen

The kitchen has modern facilities with a built in Neff microwave and Neff oven and grill. Four ring Neff hob with extractor above. Built in fridge and freezer with stainless steel sink unit in wide surround with matching cupboards and drawers below. The appliances are of a high specification and there are plentiful sockets at raised level and a TV point.

Lounge

The open-plan living/dining room with kitchen adjoining is light and spacious. The lounge has a large storage cupboard and two pendant light fittings.

The door from the lounge leads out onto a small paved area and lawn.

Bedroom 1
Double bedroom with shelving and window overlooking garden. Pendant light fitting.

Bedroom 2
Double bedroom with large walk-in wardrobe and two windows overlooking garden. Pendant light fitting.

Shower Room
Incorporating an overhead shower with separate hand held shower attachment with tiled surround, low level w.c. Wash hand basin with a range of cupboards beneath, part tiled walls, vanity mirror, wall mounted heated towel rail.

Outside
The lounge door opens onto small patio and a lawn. Garden surrounded by partially herbaceous border and metal fencing.

There is also a communal outdoor seating area to the rear of Hawkesbury Place with a footpath around the edge of the accommodation.

A car parking space is allocated to the flat and there is free visitor parking.

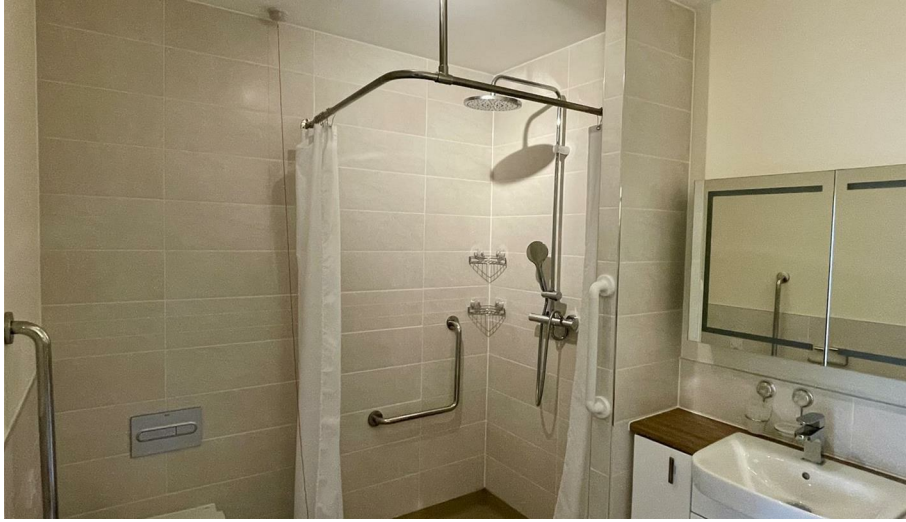
Current Charges
Monthly service charge is £1256.44
Ground rent is £510 a year (paid in two instalments).
Tenure: Leasehold on a 999 year lease from 2018.
Council Tax: Band E. Payable for 2026/2027 - £3,005.91.

Local Authority
Cotswold District Council, Cirencester.

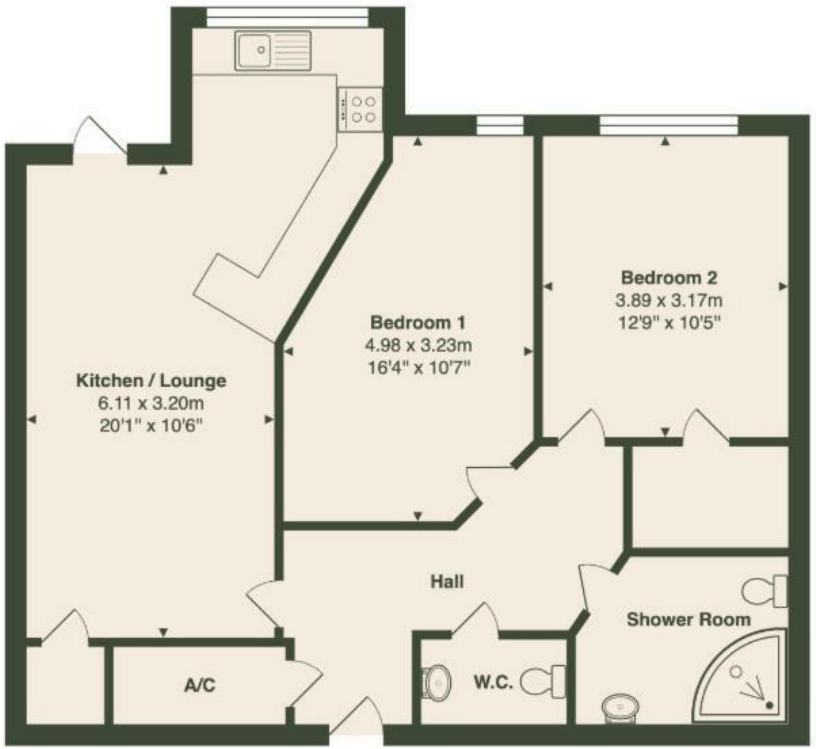
Services
Mains electricity, water and drainage are connected to the property. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Directions
From Stow-on-the-Wold leave the square via the High Street. At the junction turn right onto the A429 Fosseway towards Moreton-in-Marsh. Proceed through the traffic lights and turn right at the next traffic lights by Tesco. At the small roundabout turn left and Hawkesbury Place will be seen on the left hand side.

What3Words
workroom.project.bracelet



Floor Plan



Approx Gross Internal Area 78.7 m² ... 848 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk

Aerial View of Hawkesbury Place

Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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