



Keatley Place

HAYMAN-JOYCE



APARTMENT 14  
KEATLEY PLACE  
HOSPITAL ROAD  
MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 0DQ

FABULOUS ONE-BEDROOM  
RETIREMENT APARTMENT, AVAILABLE  
TO PURCHASE AT 70% OF MARKET  
VALUE TO QUALIFYING BUYERS,  
UNDER THE COTSWOLD DISCOUNTED  
HOME SCHEME

**SITUATION**

Attractive north Cotswold market town situated near the borders of Oxfordshire and Warwickshire  
Comprehensive facilities including GP Surgeries, hospital, dentist, bank, restaurants, public houses, range of shops, supermarkets and popular Tuesday market  
Batsford Arboretum & Garden Centre, is a short distance away (1.5 miles)

Mainline station with train services reaching Oxford (from 40 minutes) and Paddington (from 92)

Other towns within easy reach are Stow-on-the-Wold (4 miles) and Bourton-on-the-Water (8)

Guide Price £164,900  
No Chain

**HAYMAN-JOYCE**

High Street, Moreton-in-Marsh  
Gloucestershire  
GL56 0AX  
01608 651188  
[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)



## THE PROPERTY

- This superbly presented one bedroom first floor retirement apartment is well situated just 350 metres from the centre of the town, and forms part of the impressive Keatley Place development, designed and built by McCarthy and Stone
- The apartment has an entrance hall, with a large storage cupboard housing a Bosch washing machine/tumble dryer, a 24hrs Tunstall emergency response system, security entry system and connecting doors to the sitting room, bedroom and shower room
- The sitting room is particularly generous in size, with plenty of natural light, and is open-plan to the kitchen area
- The kitchen offers a good selection of contemporary wall and base units, a number of built-in "Bosch" appliances, part-tiled walls and under pelmet lighting – a side window provides excellent light
- The double bedroom is well presented, with a built-in double wardrobe
- A shower room is situated off the hall, consisting of a walk-in double shower cubicle with grab rails, concealed wc, floated sink with vanity unit below, heated towel rail, and emergency pull-cord
- EPC Band B

## COMMUNAL FACILITIES

- There are a number of facilities at Keatley Place, including a house manager, 24-hour monitoring and care line, a beautifully designed communal lounge with Wi-Fi, guest suite, mobility scooter charging and lifts to all floors
- Outside are delightful landscaped gardens for use by all residents
- At the rear in a quiet cul-de-sac are visitors' spaces
- The development also adjoins open fields towards Batsford, and Queen Victoria Gardens

## OUTGOINGS

- Council tax – band D
- Tax payable for 2025/26 - £2,293.61
- Annual service charge currently payable - £3,538.44
- Annual ground rent currently payable - £425

## SERVICES

- Mains water, electricity and drainage are connected
- Electric under-floor heating
- Average broadband speeds advertised within this postcode are up to 74.1 Mbps if provider is BT

## DIRECTIONS

- From the High Street take the A44 towards Broadway and turn right into Hospital Road
- After approx. 320m Keatley Place is on the left
- what3words: glassware.pull.sensibly

## TENURE & POSSESSION

- Leasehold with vacant possession on completion
- 999 years from and including 1<sup>st</sup> June 2016
- The lease requires that at least one resident should be aged 60 or over

## VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E  
01608 651188

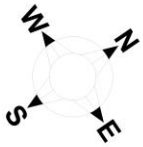


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## IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

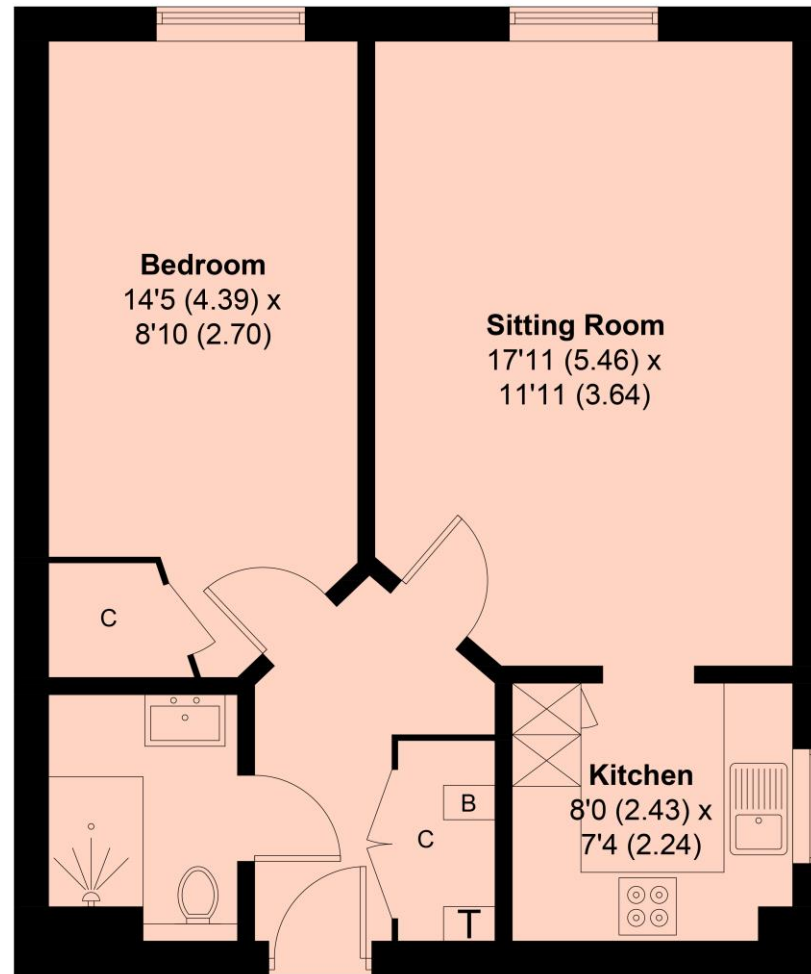




## 14 Keatley Place, Moreton-in-Marsh, GL56 0DQ

Approximate Area = 51.1 sq m / 550 sq ft

For identification only - Not to Scale



**FIRST FLOOR**

**HAYMAN-JOYCE**

M O R E T O N - I N - M A R S H • M A Y F A I R  
h a y m a n j o y c e . c o . u k