



HAYMAN-JOYCE

APARTMENT 3 KEATLEY PLACE

HOSPITAL ROAD
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0DQ

SUPERB GROUND FLOOR
ONE-BEDROOM RETIREMENT
APARTMENT, WITHIN WALKING
DISTANCE OF THE TOWN CENTRE.

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)

Good transport links

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 £199,950
No Chain

HAYMAN - JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Superbly presented one bedroom ground-floor retirement apartment, well situated 350 metres from the centre of town
- The apartment forms part of the impressive Keatley Place development, designed and built by McCarthy & Stone
- Entrance hall with a large storage cupboard housing a Bosch washing machine/tumble dryer, hot water store, Vent-Axia ventilation system, 24 hours 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, having French doors opening to a terrace and communal gardens, and is open plan to the kitchen area
- The kitchen offers a good selection of contemporary wall and base units, with built-in Bosch microwave and oven, hob with extractor hood over, fridge/freezer, part-tiled walls and under pelmet lighting. A side window provides excellent light
- The shower room consists of a walk-in double shower cubicle, concealed wc, floating sink with vanity unit, heated towel rail and emergency pull cord
- The double bedroom is well presented, with a window overlooking the communal gardens
- EPC Band B

OUTSIDE

- West-facing terrace with seating area
- The delightful, landscaped gardens are for the use of all the residents

COMMUNAL FACILITIES

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

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: backfired.moderated.massaged

SERVICES

- Mains water, electricity and drainage are connected
- Electric under floor heating
- Average broadband speeds advertised within this postcode are up to 53.7 Mbps if provider is BT

TENURE & POSSESSION

- Leasehold with vacant possession on completion
- 999 years from and including 1st 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



MIM251068 / 621012

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.





**Apartment 3, Keatley Place, Hospital Road,
Moreton-in-Marsh, GL56 0DQ**

Approximate Area = 49.4 sq m / 532 sq ft
For identification only - Not to Scale



GROUND 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