

Apartment 30, Keatley Place

Moreton-in-Marsh



HAYMAN-JOYCE

APARTMENT 30 KEATLEY PLACE

HOSPITAL ROAD
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0DQ

WELL-PRESENTED FIRST-FLOOR
RETIREMENT APARTMENT
WITH TWO BEDROOMS, CLOSE TO
THE CENTRE OF TOWN.

SITUATION

Attractive north Cotswold market town situated near the borders of Oxfordshire and Warwickshire
Comprehensive facilities including GP Surgeries, hospital, dentist, 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 £295,000
No Chain

HAYMAN-JOYCE

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



THE PROPERTY

- This superbly presented two 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 a good-size entrance hall, with a large storage cupboard housing a Bosch washing machine/tumble dryer, hot water store, vent-axia ventilation system, 24hrs Tunstall emergency response system, security entry system and has connecting doors to the sitting room, bedroom and shower room
- The sitting/dining room is particularly generous in size, with plenty of natural light from the French doors leading to the open balcony with glass balustrades overlooking the communal gardens
- The kitchen, open to the sitting room, offers a good selection of contemporary wall and base units, built-in Bosch microwave and oven, fridge freezer, hob with extractor hood over and Hotpoint dishwasher, as well as part-tiled walls and under pelmet lighting. A side window provides excellent natural light
- There are two double bedrooms
- Bedroom one is well presented, has a walk-in wardrobe, a window overlooking the communal gardens, and an en-suite bathroom with shower over the bath
- A separate shower room is situated off the hallway, 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

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

OUTGOINGS

- Council tax – band E
- Tax payable for 2026/27 - £2,948.06
- Annual service charge currently payable - £5,604
- Annual ground rent currently payable - £495

SERVICES

- Mains water, electricity and drainage are connected
- Electric under floor heating
- Average broadband speeds advertised within this postcode are up to 50.5 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: spins.palettes.rash

VIEWING

- Strictly by prior appointment with the sole selling agents:

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

01608 651188



MIM260716 / 628041

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.

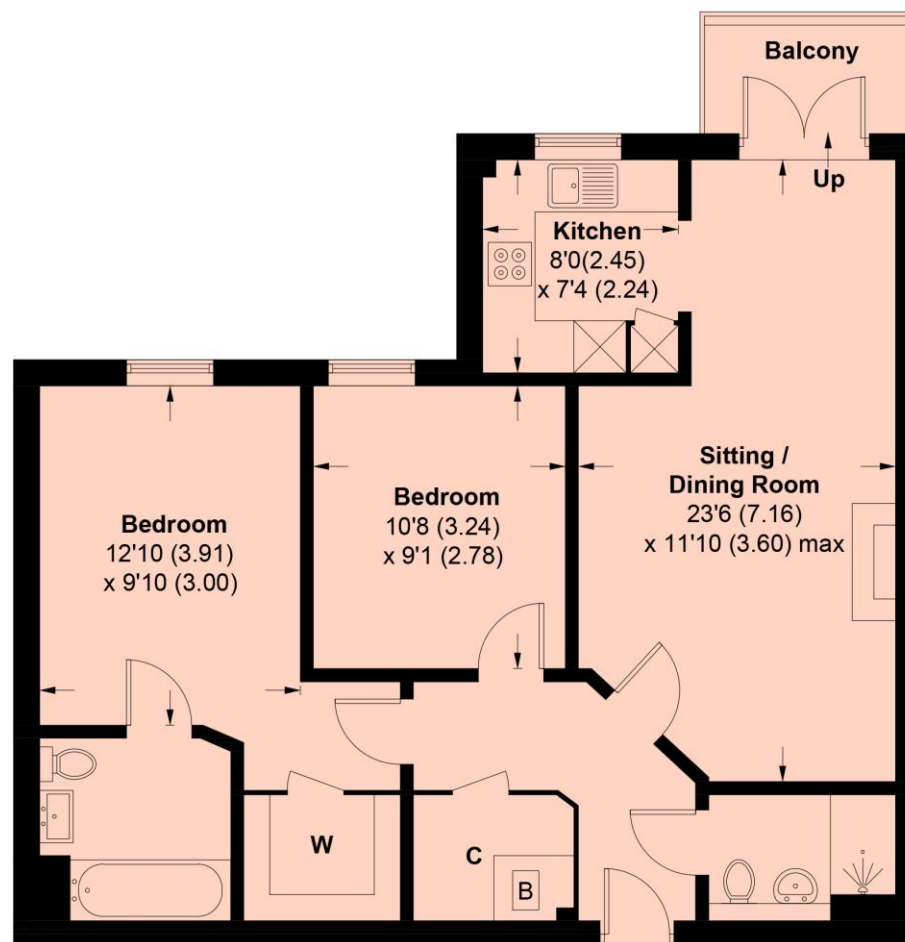




Apartment 30, Keatley Place, Hospital Road, Moreton-in-Marsh, GL56 0DQ

Approximate Area = 73.3 sq m / 789 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