



Keatley Place

HOLMANS
ESTATE AGENTS

26 Keatley Place, Hospital Road, Moreton-in-Marsh. GL56 0DQ

Guide Price £175,000, Leasehold

Property Description

Positioned in an exclusive gated development, this stylish retirement development appealing exclusively to those over 60 years.

Apartment 26 is a stunning one bedroom property located on the ground floor, is east facing and measures 48 square meters. The apartment comes with curtains, light fittings and the option to be purchased furnished or unfurnished. This last remaining apartment offers safe and secure accommodation in a quiet area only 500 yards from one of the most famous high streets in the North Cotswolds.

The property has been designed for later living with several fully serviced lifts to each floor and the apartment itself has electric underfloor heating with a thermostatic control to each of the rooms. There is a mechanical ventilation heat recovery system designed to constantly bring fresh air into the apartment and removing stale air. It also retains heat and circulates it to the properties.

Apartment features in detail:

General

- * Double glazing to all windows
- * Patio
- * Walk-in wardrobe
- * 3 year NHBC warranty

Kitchen

- * Fitted kitchen with integrated fridge/freezer
- * Luxury mid-height oven
- * Integrated microwave
- * Stainless steel hood and glass splashback
- * Lever mixer taps

Shower Room

- * Fully fitted and half-tiled throughout
- * Heated towel rail
- * White sanitary ware with high quality fittings

Heating and Finishes

- * Underfloor heating
- * Oak veneered doors
- * Chrome door furniture and fittings
- * Neutral decor

Safety and security

- * Video door entry system which is linked to your own TV
- * 24 hour emergency call system
- * Intruder alarm and smoke detector
- * Illuminated light switches to bathroom and main bedroom

Accommodation comprises:

Communal Entrance Hall

With key fob, electric door and intercom system to each of the apartments.

Communal Reception Hall

With managers office and lift to all floors.

Residents Lounge

A large welcoming area with several attractive seating areas and a corner sited kitchenette for functions and coffee mornings.

Entrance Hall

With six oak laminate doors and emergency intercom system with pull cord. Double doors opening into utility cupboard housing hot water tank, space and plumbing for Bosch automatic washing machine and Ventaxia heat recirculation unit to all rooms.

Shower Room / WC

(7' 0" x 5' 07") or (2.13m x 1.70m)

With three piece suite in white, close coupled low flush wc, wall mounted wash hand basin, fully tiled shower cubicle with sliding glazed doors and thermostatic shower unit. Large dressing mirror with integrated light, heated chrome towel rail radiator, ceramic tiled floor and emergency pull cord.

Bedroom

(16' 01" x 8' 10") or (4.90m x 2.69m)

With double doors opening onto inner courtyard and seating area and walk-in dressing room with ample hanging space and room for drawers.

Living Room

(12' 00" x 16' 11") or (3.66m x 5.16m)

With double doors opening onto courtyard and archway leading to kitchen.

Kitchen

(8' 0" x 7' 01") or (2.44m x 2.16m)

Fitted on three sides with laminate work tops with inset stainless steel sink unit with single drainer and mixer tap, split-level Bosch microwave with built-in electric CircaTherm oven below and split-level Bosch fridge and integrated freezer below. Corner carousel unit, five separate base units and outlook over communal garden. Split-level Bosch ceramic hob with externally ducted cooker hood above and glazed splash back. Concealed pelmet lighting illuminating work surfaces and five wall-mounted cupboards all in cream melamine finish.

Service Charge

There is a service charge - please contact our office for details.



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Approximate Gross Internal Area
517 sq ft - 48 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

From our office in Moreton-in-Marsh, turn left crossing the road and then right through the square into Corders Lane and to the T-junction at Hospital Road. Turn right continuing past Oak Tree Mews on the left, Bowling Green Court and then to Keatley Place.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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