



HOLMANS
ESTATE AGENTS

Apartment 41, Hawkesbury Place, Stow-on-the-Wold, Cheltenham. GL54 1FF

Guide Price £406,000, Leasehold

Property Description

Forming an integral part of this exclusive retirement development appealing to those exclusively 60 years of age and over, this particularly spacious two bedroomed purpose built first floor apartment comprises over 700 square feet of luxurious accommodation which should be viewed first hand to be fully appreciated.

This development of 20 x one bedroomed and 24 x two bedroomed apartments encompasses a whole lifestyle change which includes 24 hour onsite staffing, one hour domestic assistance per week and a 24 hour emergency call system and sumptuous communal areas which include spacious lounge on the ground floor in addition to a subsidised restaurant, separate bar area, utility room, wellness centre and the availability of a guest suite which can be booked out for a small fee for friends and relatives.

The property itself has electric heating with state-of-the-art heat exchange system providing an economic heat recovery system utilising the hot air generated within the property filtering and recycling this back to the principle rooms. The property enjoys views over grounds towards trees and distant countryside from the living room and main bedroom and there is a spacious wet room designed for ease of mobility. The stylish fitted kitchen has a range of integrated appliances and there is a walk-in wardrobe to the master bedroom.

Hawkesbury Place is located adjacent to Tesco supermarket within its own communal grounds and only 400 yards from the centre of one of the most popular North Cotswold market towns with a wide range of shops, restaurants and other amenities. For those looking for an easier life, the development also storage and charging points for mobility scooters with Hawkesbury Place being on a relatively level position giving access to the town centre.

Accommodation comprises:

Communal Entrance Hall

With development managers office, communal living room, restaurants and dining rooms and separate bar. There are three lifts with access to the first floor.

Entrance Hall

With solid front door with spy hole. Security intercom system provides both visual (via homeowner tv) and verbal link to the main development entrance door, emergency pull cord.

Boiler Cupboard

Housing boiler for domestic hot water, Vent Axia heat exchange unit.

Storage/Cloaks Cupboard

Living Room

(15' 02" x 13' 09") or (4.62m x 4.19m)

Windows with Westerly Northerly aspects and partial view towards countryside.

Kitchen

(13' 09" x 6' 09") or (4.19m x 2.06m)

With a range of high gloss-fronted wall and base units with pelmet lighting and laminate work tops incorporating stainless steel sink unit with single drainer. Split-level ceramic hob with splash-back and externally ducted cooker hood above, built-in split-level Neff oven, microwave and integrated fridge freezer.

Bedroom 1

(10' 04" x 7' 04") or (3.15m x 2.24m)

With partial outlook towards treescape, large walk-in wardrobe.

Bedroom 2

(12' 04" x 11' 06") or (3.76m x 3.51m)

Wet room

(8' 01" x 6' 11") or (2.46m x 2.11m)

With low flush WC, vanity wash hand basin with cupboard unit below and mirror above. Large rain shower head and separate hand held shower spray and curtain. Fully tiled walls and anti-slip flooring, heated towel rail and emergency pull cord.

Outside

Landscaped communal gardens with ample benches and seating areas.

Service Charge

There is a service charge of around £1,132.96.00 per calendar month incorporated in a 990 year lease from the 1st June 2018.

The service charge covers:

- * 24 hour on-site staffing.
- * 1 hour domestic assistance per week.
- * Cleaning communal windows.
- * Water rates for communal areas and apartments.
- * Electric heating and lighting and power for communal areas.
- * 24 hour emergency call system.
- * Upkeep of gardens and grounds.
- * Repairs and maintenance to the interior and exterior to the communal areas.
- * Contingency fund including internal and external redecoration in communal areas.
- * Running of on-site restaurant.
- * Buildings insurance.

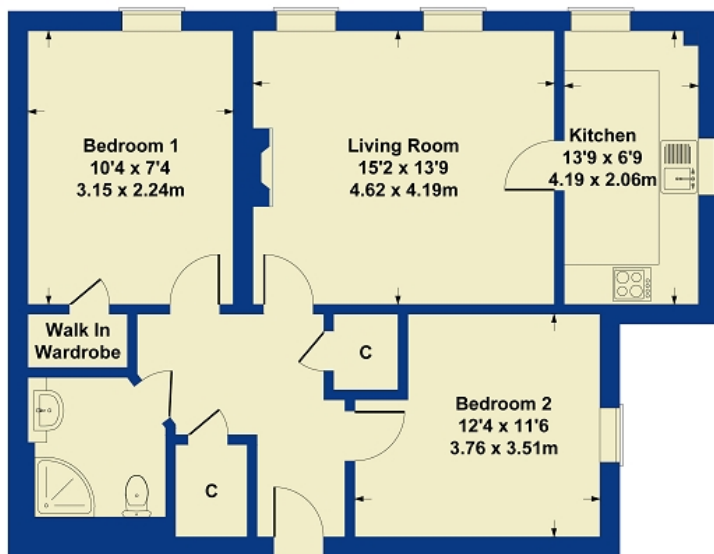
The service charge does not include external costs such as council tax, electricity or TV licence.



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Directions

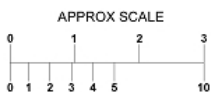
Approximate Gross Internal Area
801 sq ft - 74 sq m



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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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