



Keatley Place

HOLMANS
ESTATE AGENTS

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

Guide Price £210,000, Leasehold

Property Description

Positioned in this exclusive gated development, this stylish retirement complex appealing to those exclusively over 60 years of age. Apartment Number 7 is a stunning purpose built one bedroom property located on the first floor and has been designed for later living with several fully services lifts to each floor. The apartment itself has electric under floor heating with thermostatic control to each of the rooms and there is a mechanical ventilation heat recovery system designed to constantly bring fresh air in to the apartment and removing stale air, it also retains heat and recirculates it into the property. The benefit of this first floor apartment is the open-aspect balcony that stretches across from the living room and bedroom which can be accessed by French doors, perfect for sitting out on a lovely summers evening.

Apartment features in detail include double glazing to all windows, balcony, walk-in wardrobe, kitchen fitted with integrated fridge freezer, luxury mid height oven, integrated microwave, stainless steel hood and splash back. Oak veneered doors, chrome furniture and fittings, neutral decor and newly refitted carpets.

Safety and security; entry door system which is linked to your own t.v. 24 hour emergency call system, intruder alarm and smoke detector.

There is a residents lounge with a large welcoming area, several attractive seating areas and a kitchenette for functions and coffee mornings.

Accommodation Comprises

Communal Entrance Hall

Key fob, electric door and intercom system to each apartment.

Communal Reception Hall

With managers office and lifts to all floors.

Entrance Hall

A wide hall with four laminated doors, one laminated and part-glazed door leading to living room. Door to left housing water tank and on the right hand side there is a utility cupboard having space and plumbing for washing machine and Ventaxia heat re-circulation unit to all rooms. Central heating panel, consumer unit. Grab rail. Intercom system with pull cord.

Shower Room

White two piece suite, low flush w.c., wall-mounted sink with chrome tap, two drawers below. Vanity mirror. Large double shower with thermostatic shower head and three grab rails. Tiled on three walls. Heated chrome towel rail. Ceramic tiled floor. Emergency pull cord.

Bedroom

(13' 05" x 10' 05") or (4.09m x 3.18m)
Fitted double wardrobes, hanging space and shelves. Double glazed patio doors leading to outside balcony and seating area.

Living/Dining Room

(17' 10" x 10' 06") or (5.44m x 3.20m)
Access to kitchen, patio doors leading to outside balcony and seating area.

Kitchen

(9' 06" x 7' 11") or (2.90m x 2.41m)
Fitted on three sides with laminated grey work tops, inset stainless steel sink unit with single drainer and mixer tap. Split-level Bosch microwave and built-in electric thermos oven below. Integrated Bosch fridge freezer, Bosch ceramic hob with glass splashback and Bosch extractor fan above. Five wall-mounted cupboards with pelmet under lighting. Four matching base units with three drawers and a separate pan drawer. Slimline split-level larder unit offering shelving space.

Outside

Beautifully maintained enclosed communal gardens with tables and chairs, visitors parking and mobility scooter area.

N.B

There is an annual service charge of £3,457.33 which covers building repairs and maintenance to the interior and exterior of communal areas, cleaning of communal windows, water rates, a 24 hour emergency call system, upkeep of gardens and grounds, contingency funding for interior and external decoration of communal areas and buildings insurance.

There is an annual ground rent of £425 and the property is held under a 99 year lease from June 2016.

NB1

There is a guest ground floor suite available at a charge of £25.00 per night with bookings made by the house manager in reception.

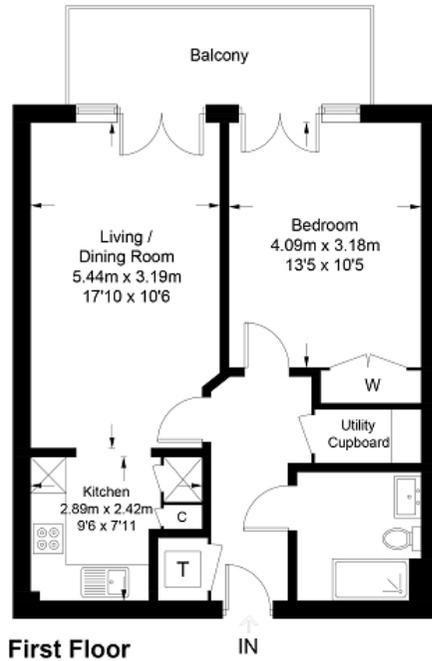


7 Keatley Place, Hospital Road, Moreton in Marsh, GL56 0DQ



Directions

From our Moreton-in-Marsh office on foot, turn left crossing the road and turn right in to Corders Lane. At the t-junction joining Hospital Road, turn right and continue past Oak Tree Mews on the left and Bowling Green Court to Keatley Place.



First Floor

Approximate Gross Internal Area = 53.3 sq m / 574 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale. (ID1279079)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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.



MISDESCRIPTIONS CLAUSE We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

