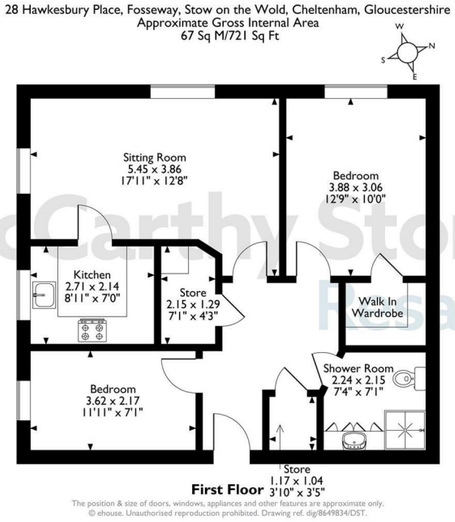
Excellent

Trustpilot

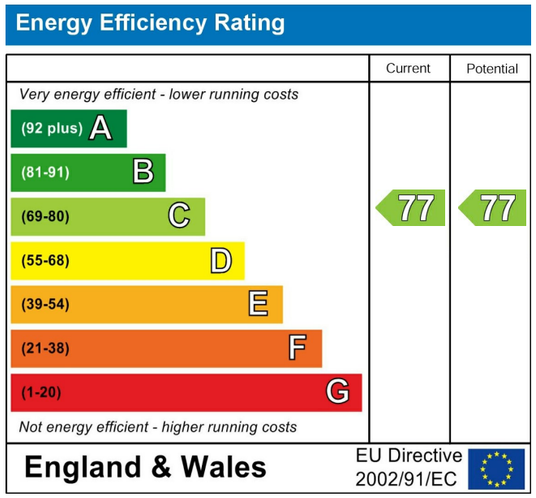
McCarthy & Stone
Resales.

28 Hawkesbury Place, Fosseway, Stow on the Wold, Cheltenham, Gloucestershire
Approximate Gross Internal Area
67 Sq M/721 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered in England and Wales No. 10716544

The Property Ombudsman







28 Hawkesbury Place

Fosseway, Stow on the Wold, GL54 1FF

2 | 1 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 28 Hawkesbury Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £330,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Dual-aspect south and westerly facing
- Homeowners' Lounge
- Guest Suite
- Attractive communal gardens
- Lift to all floors
- Nearly new condition
- On-site Restaurant
- Mobility Scooter Store
- Supermarket close by
- Tailored care packages available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

28 Hawkesbury Place, Stow on the Wold

2 | 1 | Asking price £330,000

Hawkesbury Place

Exclusively designed for the over 70s, this stunning new development is located in the beautiful Cotswolds town of Stow-on-the-Wold. Enjoy the benefits of owning your own home, free from the worries of external maintenance or gardening and with like-minded retirees as your neighbours. Our beautiful apartments have built-in security and lifestyle features that help make the practicalities of day-to-day life easier for you. One of the key benefits of Retirement Living PLUS is the flexible care and support packages that are built around your needs. We can help with everything from domestic chores to tailored personal care.

There are pleasant, landscaped communal gardens including a very pleasant patio area by the homeowners lounge. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies. Our subsidised on-site restaurant serves delicious meals every day of the year and serves food using fresh ingredients and caters for special dietary requirements. Along with the homeowners lounge it is a lovely place to meet up with other homeowners and is perfect for those days that you don't want to cook for yourself. A mobility scooter store with charging points ensures you are always able to get out and about.
Within the apartments, a supplementary 'Vent Axia' heat exchange system provides an economic heat recovery system utilising the hot air generated within the property filtering and recirculating this back "... into the principle rooms."

Local area

The delightful town of Stow-on-the-Wold has a large and lively Market Square and a monthly Farmers Market. It's also an important shopping spot, with a variety of local boutiques and national stores. It's particularly known for its great antiques and is somewhere you can pick up some unique and unusual bargains. There are a number of restaurants to cater for any occasion, whether it's a formal event or simply some good old pub food. The town enjoys good public transport links – the highway runs through the Cotswolds from Warwick to Cirencester. A local bus service takes you around town and the nearest railway stations at Moreton in Marsh and Kingham can have you in London in just over an hour and a half.

Entrance Hall

A solid front door with spy-hole opens into the spacious hallway which gives access to both bedrooms, main shower room and the living room. A security intercom system provides verbal link to the main development entrance door. Emergency intercom and two storage cupboards, one housing the Gledhill boiler supplying domestic hot water with 'Vent Axia' heat exchange unit.

Lounge-Diner

A delightful south and westerly, dual aspect room with ample space for dining and secluded outlooks. Telephone, television points and two ceiling lights. A partially glazed door leads into the Kitchen.

Kitchen

A fully fitted kitchen with a range of high gloss fitted wall and base units with integrated appliances to include; a dishwasher, a four-ringed ceramic hob with glass splash back and stainless-steel chimney style extractor hood, built-in mid-height Neff single oven, microwave and concealed fridge and freezer. A south facing window lets in lots of light and overlooks the development.

Master Bedroom

A double bedroom with westerly facing double glazed window. Telephone point and a range of power sockets. Door leads into a large walk in wardrobe.

Second Bedroom

A south facing double bedroom with double glazed window. Power sockets and television point.

Wetroom

Fully tiled walls with anti-slip flooring and comprising; a Close-coupled WC, vanity wash-hand basin with cupboard unit below and storage mirror above; Large level access shower with grab rails and curtain. Heated towel rail.

Service charge (Breakdown)

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

The Service charge does not cover external costs such as your Council Tax, electricity or TV license. To find out more about the service charges please please contact your Property Consultant or Estate Manager.
Service charge: £15,103.14 (for financial year ending 30th March 2027)

Further information

Lease: 999 Years from 1st June 2018
Ground rent: £510 per annum
Ground rent review: 1st June 2033

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Wall mounted radiator room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













