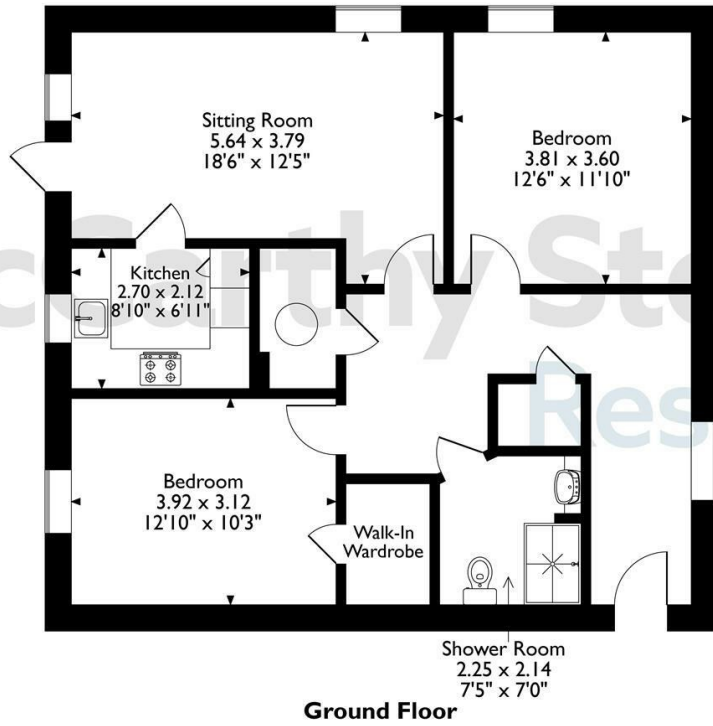
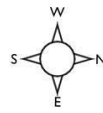


William House, Flat 15, The Moors, Thatcham  
Approximate Gross Internal Area  
81 Sq M/872 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8678096/DST.

**Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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 reproduction is prohibited.

**15 William House**

The Moors, Thatcham, RG19 4AU



**Asking price £475,000 Leasehold**

A beautiful GROUND FLOOR two bedroom apartment. The property's patio doors are SOUTH FACING leading to a lovely PATIO AREA and It has windows on three sides as it occupies a plot at the end of a wing of the building so provides a wealth of natural light. This apartment benefits from having an **ALLOCATED PARKING SPACE**. **ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.**

**Call us on 0345 556 4104 to find out more.**



# The Moors, Thatcham

## Summary

Situated in the charming market town of Thatcham, this Retirement living PLUS development has everything you'll need to make the most of your retirement. Offering support and additional care services to benefit your way of living, you can be sure to enjoy your independence exactly the way you desire. With a choice of stunning one and two bedroom apartments available, homeowners will benefit from carefully designed bathroom suites, kitchens and apartment details, created to make everyday use as easy as possible. High quality touches and intelligent appliances feature throughout and balconies in selected apartments will offer lovely views of the surrounding area. Every interior looks and feels high quality, with tasteful decor and colour-schemes giving residents a calming, comfortable space to make their own. An on-site bistro-style restaurant provides residents with the choice of freshly cooked food and a three-course lunch every day, which guests and families are most welcome to join. In fact, we offer stunning on-site guest suites, perfect for friends and family to stay overnight and spend more time together. Retirement Living PLUS development also offers residents with domestic assistance services that can be tailored to suit your exact needs. The development has a laundry room with both washing and tumble-drying facilities. Every Retirement Living PLUS homeowner will receive one hour domestic assistance per week. A dedicated Estate Team will be on-site 24 hours a day to help you with your requirements, while our video entry system and 24/7 emergency call system will ensure your safety. A lovely indoor communal area will be the perfect place to unwind and socialise with friends, as well as make the most of the constant supply of hot tea and coffee.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are doors to two walk-in storage cupboards/airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedrooms and bathroom.

## Living Room

TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen. Glazed patio doors lead onto a lovely south facing patio area.

## Kitchen

Fully fitted kitchen with tiled floor. Composite sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom One

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

## Bedroom Two

Spacious second bedroom. Ceiling lights, TV and phone point.

## Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above. Emergency pull cord and grab rails.

## Parking

An allocated parking space is included in the sale of this property.

## Service Charge

- Cleaning of communal windows

# 2 bed | £475,000

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- One hour of domestic assistance included per week
- 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
- Buildings insurance

The service charge is £15,648.71 for the financial year ending 29/02/2027. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager

## Leasehold information

Lease term 999 from 2019

Ground rent: £510 per annum

Ground rent review: Jan-34

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

