



RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

31 HAWKESBURY PLACE
FOSSEWAY | STOW-ON-THE-WOLD





31 HAWKESBURY PLACE

FOSSEWAY | STOW-ON-THE-WOLD | GL54 1FF

'a spacious and bright first floor apartment in this recently built McCarthy Stone development'

Cirencester 17 miles | Shipton-under-Wychwood 4 miles |
Cheltenham 20 miles | Oxford 18 miles
all distances are approximate

two double bedrooms | open plan living space | spacious shower room
WC | Homeowners' Lounge | guest suite | attractive communal gardens
lift to all floors | on-site restaurant | mobility scooter store | wellness and
hairdressing suite | tailored care packages available | communal lounge
lovely landscaped gardens | close to town centre

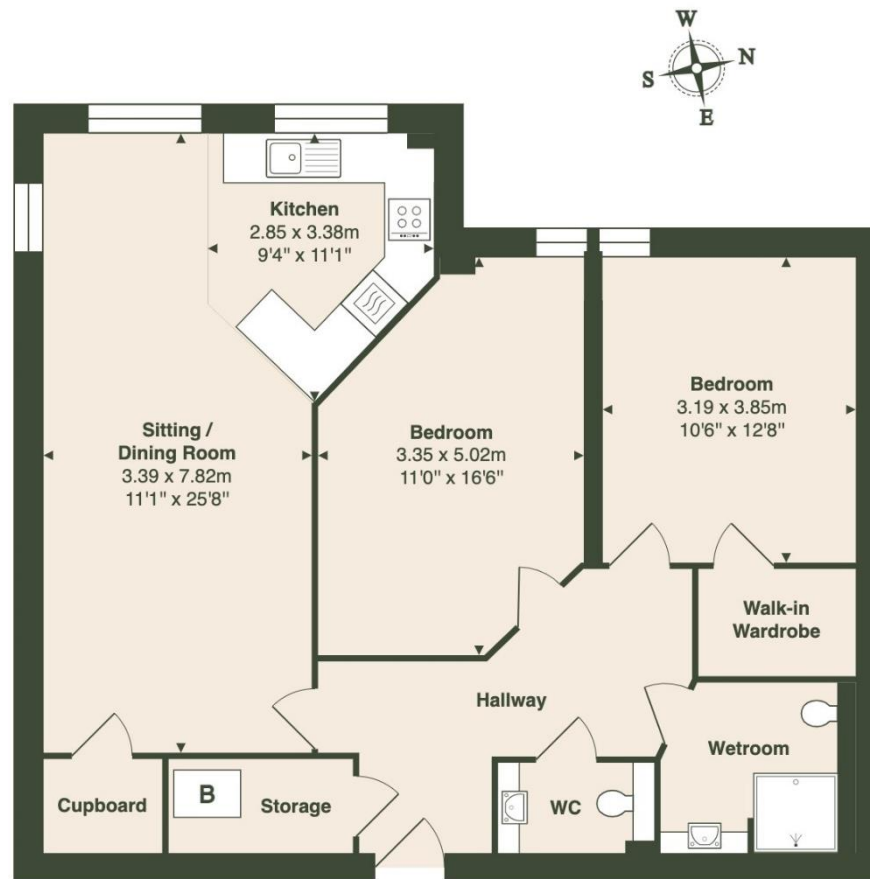
description

Located on the first floor, 31 Hawkesbury Place comprises; entrance hall with large storage cupboard and a cloakroom, open plan kitchen/dining/living room with a useful storage cupboard, two double bedrooms (one with a walk-in wardrobe) and a spacious shower room.

The kitchen has been designed to allow cooking and cleaning to be as effortless as possible, it also benefits from high quality Neff integrated appliances.

RADNOR MARTIN





Approx. Gross Internal Area: 84.8 m² ... 913 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk

IMPORTANT NOTICE

Radnor Martin, their clients and any joint agent gives notice to anyone reading these particulars that

- i) The particulars do not constitute part of an offer or contract
- ii) All descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact
- iii) The text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Radnor Martin have not tested any services, equipment or facilities, a buyer or lessee must satisfy themselves by inspection or otherwise.
- iv) The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact.
- v) Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order.
- vi) No person in the employment of Radnor Martin has any authority to make or give any representation or warranty whatsoever in relation to this property.
- vii) all measurements are approximate.



Hawkesbury Place

This stunning new retirement development is located in the beautiful Cotswolds town of Stow-on-the-Wold. Hawkesbury Place allows you to 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. This beautiful apartment has built-in security and lifestyle features that help make the practicalities of day-to-day life easier for you.

area

The delightful town of Stow-on-the-Wold has a large and lively Market Square and a monthly Farmers Market. It's also home to a variety of local boutiques and national stores. It's particularly known for its great antiques and popular restaurants suitable for any occasion. 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.

services

Service charge (£250 per week) includes emergency call system, maintenance fund, domestic assistance, communal maintenance for building and gardens, buildings insurance, restaurant, electricity, heating, water and lighting for communal areas. It excludes electricity, heating, lighting, council tax, telephone/broadband and TV license

the finer details

tenure & possession

The property is leasehold and offers vacant possession on completion

local authority

Cotswold District Council

council tax

Band E

energy performance certificate

Energy Performance rating - B





RADNOR MARTIN

contact us

First Floor 85 | Great Portland Street | London | W1W 7LT
The Old Mill House | Merretts Mill | Woodchester | Gloucestershire | GL5 5EX
office@radnormartin.com
0203 858 0035
01993 765115