

## 20 The Grange

Moreton in Marsh, Moreton in Marsh, Gloucestershire, GL56 0AU



**PRICE: Offers in the Region Of £140,000**      **Lease: 100 years from 1990**

### Property Description:

#### **A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH ALLOCATED PARKING SPACE**

The Grange is a retirement development set in its own grounds in the town of Moreton-in-Marsh. It is located within close proximity to local amenities and the High Street, the railway station with connections to London and regular bus services to Cheltenham and local areas. A weekly market is held in the town. This apartment is located in a block of 5 within an attractive development of Cotswold style cottages, maisonettes and apartments. There is a Development Manager on site who can be contacted from various points within the property. When the Development Manager is off duty there is a 24 hour emergency call system. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

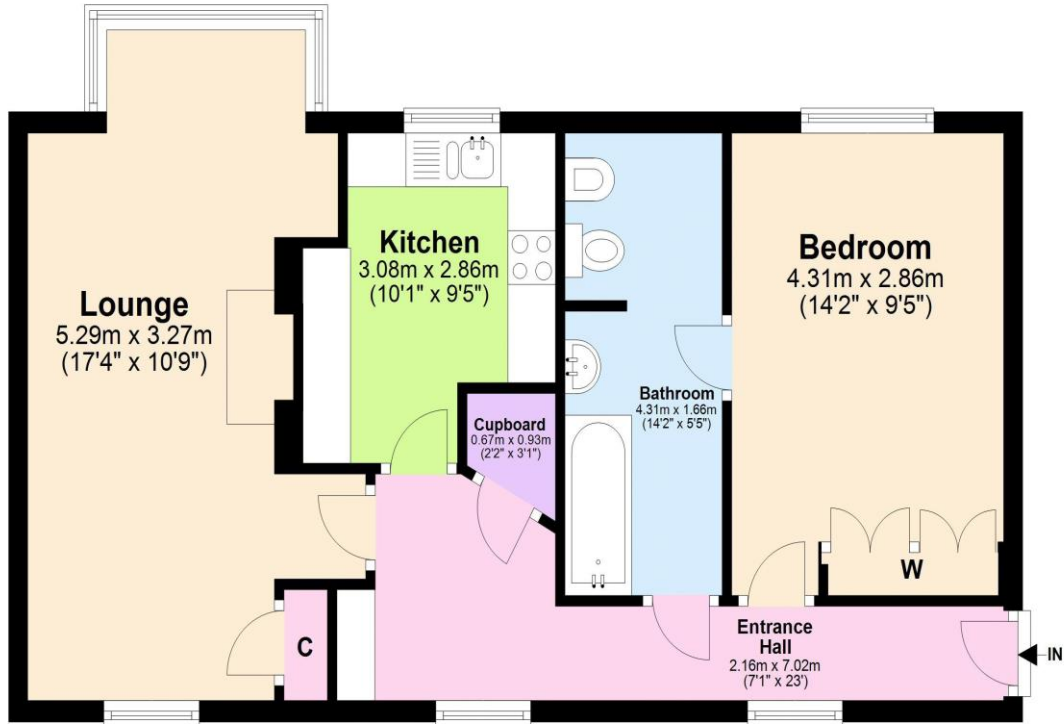
- Development Manager
- Minimum Age 55
- 24 hour emergency Appello call system
- Freehold and lease hold properties
- Visitor Parking



**For more details or to make an appointment to view, please contact Rachel Hazell**

**Flat**

Approx. 46.0 sq. metres (495.4 sq. feet)



Total area: approx. 46.0 sq. metres (495.4 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**£200.00**

**Ground Rent Period Review:**

**Next uplift 2040**

**Annual Service Charge:**

**£4678.29**

**Council Tax Band:**

**D**

**Event Fees:**

**0 Transfer**

**0 Contingency**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	80
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.