



Old Wellington Court London Road, Moreton-In-Marsh



Situated in converted 'Old Wellington Court' development, this beautifully-presented, grade II listed, cosy, one bedroom cottage is Ideally located within walking distance of the town centre's amenities and mainline railway station.

Built of Cotswold stone in the nineteenth century and believed to have been the former gateway into the stables of the former coaching inn, it was converted in 2013 and now offers contemporary living whilst maintaining much of its period charm with vaulted ceilings and exposed stone walls.

The property comprises of open plan kitchen/dining area with a range of fitted appliances and exposed stone wall, sitting room with vaulted ceiling and exposed stone wall, bedroom, bathroom and separate WC. Outside there is access to the beautifully maintained communal courtyard. The mainline station to Oxford/London is a short walk from the property making it an ideal base.

Tenure: Leasehold: We believe the property to be Leasehold. We believe the length of the lease is 250 years starting in 2014. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Council Tax Band: N/A (currently a holiday let)

EPC: C

Ground Rent: Approx. £482.37 P/A

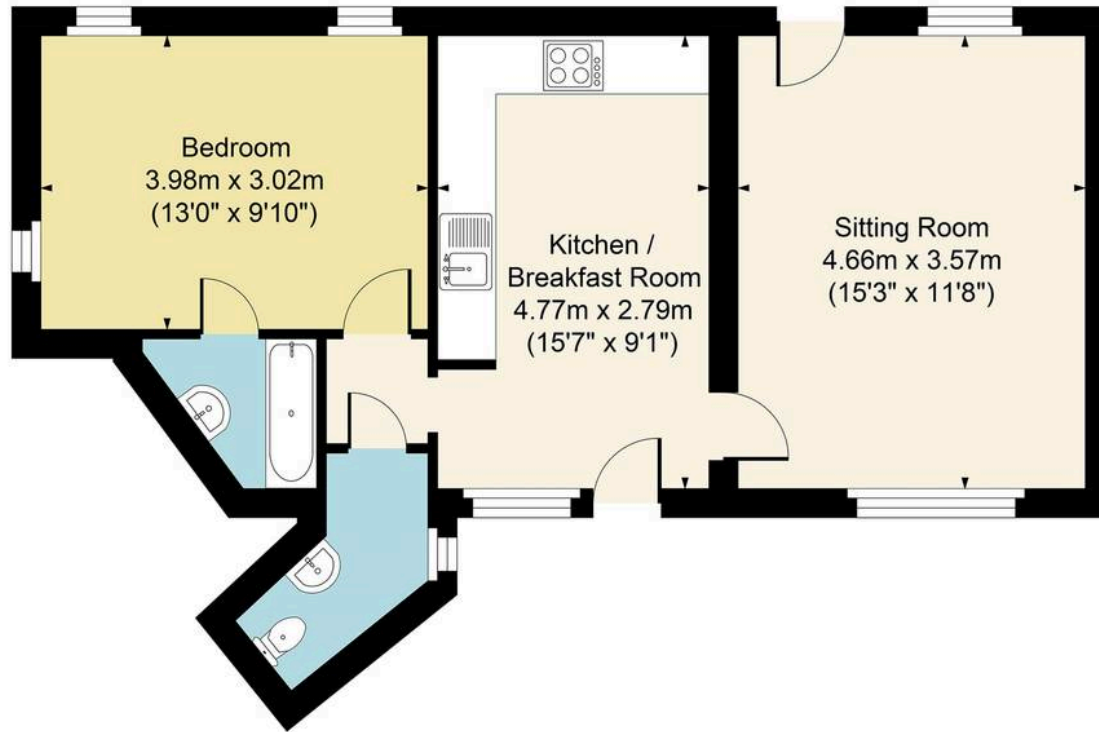
Service charge: Approx. £930 P/A

What3Words: [///brochure.tango.adjust](https://www.what3words.com/#!/brochure.tango.adjust)





Main House Approx. Gross Internal Area:- 49.86 sq.m. 537 sq.ft..



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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