



**HOLMANS**  
— ESTATE AGENTS —

# 7 Coachman's Court, Station Road, Moreton-in-Marsh, Gloucestershire, GL56 0DE

Guide Price £239,950, Leasehold

## Property Description

Positioned in the corner of this exceptionally well placed development with easterly and south facing views, this purpose built first floor two bedroom apartment is only a few hundred yards from the High Street in Moreton in Marsh and is perfect for those looking for accommodation on one level with easy access to the town centre and is suitable as either a main or second home or for investment purposes.

The property has a spacious living room with a distinctive square south facing oriel window creating a light and airy atmosphere in the living room. There is a stylish fitted kitchen with a range of integrated appliances, an ensuite shower room to the master bedroom in addition to a smart modern main bathroom. The property is further complemented by beech style laminate doors.

The property has gas fired central heating, a pressurised hot water system and is double glazed throughout.

Externally there are communal grounds to the rear and the property has its own garage en bloc with power and light.

Coachman's Court is located at the end of New Road, literally 200 yards from one of the most famous tree lined High Streets in the North Cotswolds with a wide range of shops, tearooms, hostelrys, two supermarkets, two doctor's surgeries and a community hospital. The development takes its name from its close proximity to the railway station in Moreton in Marsh with links to Oxford and London Paddington.

## Accommodation Comprises

### Open Porch

### Communal Entrance Hall

The entrance to this property is on the first floor and is the furthest on the left hand side.

### Entrance Hall

L-shaped entrance hall with all beech style laminate doors. Single radiator. Built in cloak area and built in airing cupboard with MegaFlo pressurised hot water system and slatted shelves above.

### Bedroom 2

(11' 06" x 11' 01") or (3.51m x 3.38m)

Double built in wardrobe. Single radiator. Telephone point. Partial open outlook to the front.

### Bedroom 1

(13' 10" Max x 9' 08") or (4.22m Max x 2.95m)

Single radiator, TV aerial point, intercom system to front door and telephone point. Double built in wardrobe. Partial open outlook to the front.

### Ensuite

Three piece suite in white with low flush w.c, wash hand basin set onto double cupboard unit with tiled splashback, mosaic tiled shower cubicle with folding glazed doors and thermostatic shower spray. Wall mirror, built in shaver point and ladder style heated towel rail and radiator. Built in extractor.

### Main Bathroom

Three piece suite in white with low flush w.c, pedestal wash hand basin and handled panelled bath with hand held shower spray and a swan necked mixer tap. Part tiled and part mosaic tiled surround. Single radiator. Built in extractor. Wall mounted shaving mirror.

### Kitchen

Fitted on three sides with granite style laminate worktops with split level Bosch stainless steel gas hob with canopied Bosch cooker hood above. Built in electric double oven below (one fan oven and one oven/grill) and skirting radiator. Integrated Hoover washer dryer, split level fridge with freezer below, five bottle wine rack, three further base cupboards and five tier drawer unit. Five wall mounted cupboards, one housing Potterton Promax HE Plus gas fired central heating boiler. Concealed pelmet lighting illuminating work surfaces with tiled surround. Built in extractor.

### Main Living Room

(20' 05" x 13' 0") or (6.22m x 3.96m)

Southerly facing square box bay window to the side taking full advantage of the sun most of the day. Two single radiators with shelves above. Further corner window with easterly and southerly aspects. TV aerial point and telephone point.

### Outside

### Garage

(18' 05" x 8' 09") or (5.61m x 2.67m)

From the communal entrance turn left and the driveway then leads to a row of five garages. The one apportioned to this property is the one on the extreme left adjacent to the entrance to 41 and 42. The garage has a metal up and over door and power and light installed with work bench to one end.

### N.B

The property is held under a 125 year lease from 2007 with an annual service charge of £1,790.82 for 2025/2026 per annum and an annual ground rent of £250 payable to the Remus Management Company.

The service charge covers insurance, maintenance to communal parts and gardening. The exact terms and conditions of the maintenance charge can be ascertained in pre-contract enquiries prior to exchange of contracts. The lease does not allow dogs at Coachman's Court.



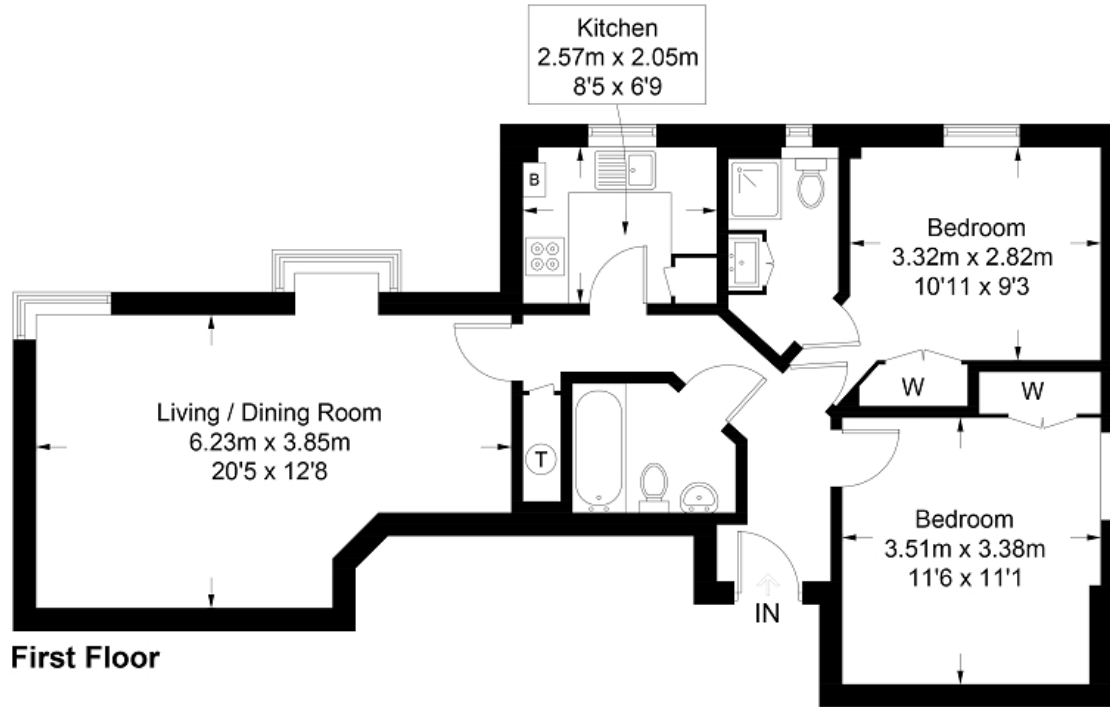


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## Directions

From our Moreton in Marsh office turn left and left again into Old Market Way. Continue on foot across the Council carpark and Coachman's Court is directly in front of you.



First Floor

Approximate Gross Internal Area = 67.8 sq m / 730 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID961726)

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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