



**HOLMANS**  
ESTATE AGENTS

# Apartment 2 Victoria House, Hospital Road, Moreton in Marsh. GL56 0PD

Guide Price £399,950, Leasehold

## Property Description

Forming an integral part of the conversion of a former hospital building at the end of this quiet residential road close to the centre of Moreton in the Marsh, this beautifully appointed ground floor two bedroom apartment was completed in 2021 and must be seen internally to be fully appreciated.

There is a spacious partly open plan living room and a stylishly fitted kitchen with Quartz worktops and a range of integrated appliances. There are two double bedrooms one with a bank of integrated wardrobes and one with a stylish ensuite bathroom with both this and the main shower room having underfloor heating.

Character features include some cornice moulded ceilings, ash style herringbone Karndean flooring to the majority of the rooms and the property has its own individual rear garden approached by a stable door from the apartment or via a gated side access and totally enclosed,, an ideal area for alfresco dining and one is immediately impressed when entering the building with the elegant Victorian style flooring in the hallway.

The property is warmed with programmable contemporary electric panel radiators and has a pressurised hot water system.

In addition to the rear private garden the property also has allocated parking for two vehicles in the parking area to the side.

The property is certain to be of appeal for those looking for a ground floor retreat in a particularly quiet area yet only a few hundred yards from the centre of one of the busiest market towns in the North Cotswolds. Moreton in Marsh has a wide range of shops, hostelrys and amenities, two doctors surgery, a community hospital and the all important railway station with links to Oxford and London Paddington.

## Accommodation Comprises

### Entrance Hall

(20' 00" Max x 3' 03") or (6.10m Max x 0.99m)

All with herringbone ash style Karndean flooring. Two programmable electric radiators. Stable door leading on to rear garden. Built in storage cupboard. Intercom system to front door.

### Front Bedroom 1

(15' 06" x 12' 03") or (4.72m x 3.73m)

Electric radiator. Cornice moulded ceiling. Wall mounted TV point. Remote controlled window blind.

### En Suite Bathroom/WC

(6' 09" x 9' 06") or (2.06m x 2.90m)

With complimentary flooring to the hallway. Three piece suite in white with low flush wc, Imperial wash hand basin set onto a double cupboard and handled panelled bath with hand held shower attachment. Part tiled walls with dado tiling relief. Dressing mirror with integrated light. Built in extractor. Electric underfloor heating.

### Rear Bedroom 2

(10' 06" x 9' 03") or (3.20m x 2.82m)

Part cornice moulded ceiling. Separate recess with a bank of three double built in wardrobes with cupboards and drawers below. Electric radiator. Remote controlled window blind.

### Family Shower Room

(7' 01" x 6' 03" ) or (2.16m x 1.91m)

Herringbone Karndean flooring. Imperial wash hand basin set on to two cupboards. Dressing mirror with integrated light. Built in extractor. Part timber panelled walls to dado height. Large walk in shower cubicle with glazed door, rain shower head and hand held shower spray. Low flush wc. Electric underfloor heating.

### Living Room

(20' 01" x 11' 08") or (6.12m x 3.56m)

Ash style herringbone Karndean flooring. Electric radiator. Remote controlled blind. Space for a good sized dining table. Room formed in part open plan with the kitchen. Cornice moulded ceiling.

### Kitchen Area

(12' 06" x 6' 07") or (3.81m x 2.01m)

Outlook over rear garden. Fitted on two sides with marble style Quartz worktops. Siemens split level induction hob with externally ducted cooker hood above. Split level Siemens electric oven. Split level fridge with freezer below. Integrated Caple slimline dishwasher. Integrated washer dryer. Four separate base cupboards, three drawer unit and four matching wall mounted cupboards. Cornice moulded ceiling. Built in airing cupboard with pressurised Gledhill water system. Remote controlled window blind.

### Outside

#### Private Garden

(25' 0" x 30' 0" Max) or (7.62m x 9.14m Max)

Lawned area with patio immediately adjacent to the property for alfresco dining. Large garden furniture store. Part walled and part interwoven fencing surround with some cast iron railings. Gated access to the side of the property leading to Hospital Road.

#### Parking Area

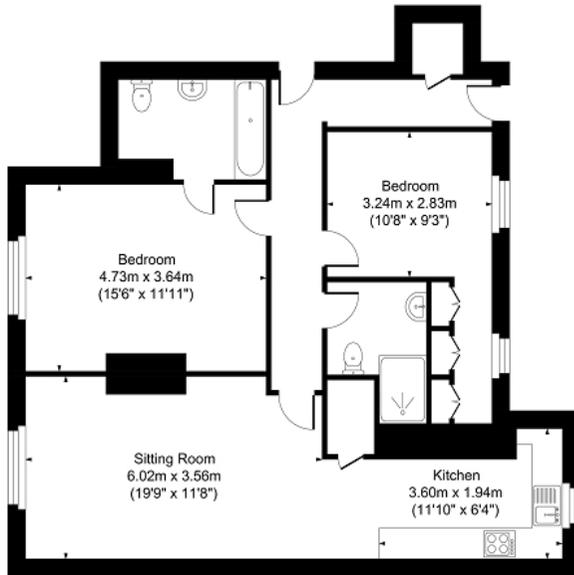
Parking area with two spaces allocated to this apartment positioned in the far left hand corner. One visitors space. Communal bin store.

### N.B

The property is held under a 999 year lease starting in 2021. There is a peppercorn ground rent. The service charge is currently approximately £2000 to include buildings insurance, cleaning of communal hallway, lawn mowing to the front garden and external window cleaning. The exact terms and conditions of the maintenance charge can be ascertained in pre-contract enquiries prior to exchange of contracts.



Apartment 2, Victoria House, Hospital Road, Moreton, GL56 0PD  
 Total Approx. Gross Area:- 86.63 sq.m. 932 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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### Directions

From our Moreton in Marsh, proceeding on foot, cross the main road bearing left then immediately right into Corders Lane at the end of which is Hospital Road. Turn right continuing virtually to the end of the road and Victoria House is then positioned on the left hand side. The parking bays for this property are at the rear of the carpark on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	78	
(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, Scotland &amp; Wales</b>	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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