



# 9 The Grange, Moreton-in-Marsh, Gloucestershire, GL56 0AU

Guide Price £240,000, Leasehold

## Property Description

Undoubtedly one of the most spacious properties in this exclusive development just off of the High Street in Moreton-in-Marsh and appealing exclusively to those over 55 years of age, this purpose built self contained penthouse apartment was once the show home for the development and should be viewed internally to be fully appreciated.

Positioned at the forefront of The Grange and enjoying views in three directions including a particularly engaging outlook along the High Street in Moreton-in-Marsh, the property has two double bedrooms, both with fitted furniture and there are two shower rooms/wc to the property, one ensuite to the master bedroom.

The light and airy accommodation extends to a spacious living room with ample space for a dining table in addition to a breakfast kitchen with a good range of integrated appliances. Recent improvements to the property include complete redecoration, oak flooring to the kitchen and shower rooms and the important addition of state of the art Fischer electric radiators all programmed from a central control.

Externally the property could not be more conveniently located for not only the local supermarket (100 yards), all facilities along the High Street and the towns railway station with links to Oxford and London Paddington is around 500 yards away and all facilities are on a level walking position. The property has its own lift to the second floor and its own single garage within the communal grounds.

The property therefore offers a peaceful and safe retreat within a busy environment outside. This is only the second time the property has been marketed in over 25 years.

Moreton-in-Marsh is located mid way between the other market towns of Stow-on-the-Wold, Chipping Norton and Shipston-on-Stour with the town having its own community hospital, three supermarkets, many restaurants, public houses, coffee and tea rooms and everything anyone could look for within a town in which to retire. There is also a warden who resides onsite.

## Accommodation comprises:

### Entrance Hall

(19' 02" x 4' 06") or (5.84m x 1.37m)

Highlighted dado rail, Fischer radiator, circuit breaker unit, intercom system to the front door and corner offset display unit with concealed lighting and cupboard below and immersion heater control. Airing cupboard with pressurised hot water system.

### Bedroom 2

(13' 0" x 10' 05") or (3.96m x 3.18m)

Recently renewed Velux window, elevated aspect along Moreton High Street towards distant countryside, two double built in wardrobes and a Fischer radiator.

### Living room

(21' 02" x 13' 0") or (6.45m x 3.96m)

Twin dormer windows with particularly attractive westerly outlook along Moreton High Street towards distant countryside, one large Fischer radiator, Adams style ornamental fire surround with composite marble hearth, built in cupboards to each recess, cornice moulded ceiling and three wall mounted light points.

### Shower room/ WC

(6' 0" x 6' 0") or (1.83m x 1.83m)

Three piece suite with low flush wc pedestal wash hand basin and fully tiled shower cubicle with rain style shower head and glazed screen, vanity mirror Fischer radiator and a built in extractor.

### Kitchen

(9' 03" x 13' 03") or (2.82m x 4.04m)

Southerly aspect with outlook over gardens and courtyard. Solid oak floor. Units fitted on two sides with wood grain effect laminate work surfaces with inset 1 1/2 asterite sink unit with single drainer and mixer tap, integrated Neff dishwasher, split level Neff microwave with built in electric circa therm oven below and split level fridge and freezer to one side. 7 separate base units and four matching wall mounted cupboards. Space and plumbing for automatic washer, built-in extractor.

### Master Bedroom

(14' 10" x 11' 06") or (4.52m x 3.51m)

Easterly aspected window with outlook over courtyard and fitted furniture on three sides with cabinets to each side, three three drawer units complying a dressing area, two double built in wardrobes and dressing area to one side, Fischer radiator and cornice moulded ceiling.

### En- suite shower and w/c

(12' 07" x 5' 06") or (3.84m x 1.68m)

Three piece suite with low flush wc, shower cubicle with folding door and tiled interior and wash hand basin set into a double cabinet with double cupboard below, dressing mirror with cupboards to each side, shaver point, vertical Fischer radiator and part tiled walls, frosted window. Solid oak floor.

### Garage

(17' 0" x 8' 02" ) or (5.18m x 2.49m)

From the exit of the property turn left into the main part of The Grange passing a pillared property on the right hand side and then on left there are a bank of three garages the central one of which belongs to this property and is marked number 9. Timber up and over door with light installed, there is a block paved turning area immediately in front of the garage and some small communal grounds, all of which can be enjoyed by this property.

### Communal Entrance Hall

Access to this property is through the lift on the left hand side to the second floor. When exiting the lift, turn right, right again following the corridor around to the left, the entrance to this property is then dead ahead. To the left hand side, when exiting the lift, this property also has its own individual storage cupboard under lock and key.

### Tenure

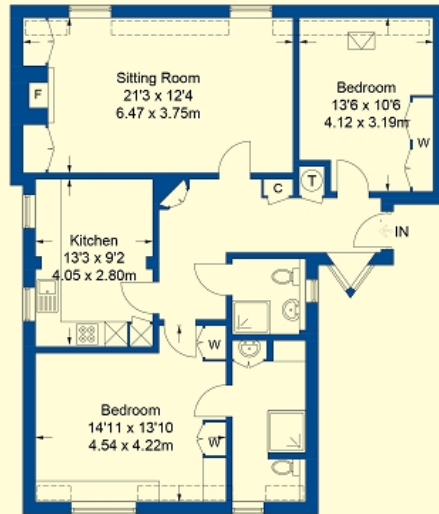
The property is held under a 100 year lease from April 1990 with an annual service charge of approximately £4,680 per annum payable to the management company in consideration for the maintenance of communal areas including gardens, lighting, buildings insurance and service of an on-site manager who both resides on-site and has an office in the centre of the development. There is also an annual ground rent of around £200. Prospective purchasers are advised to obtain the exact terms and conditions of the lease and service charge prior to exchange of contracts in pre-contract enquiries.



## 9 The Grange, High Street, Moreton in Marsh, GL56 0AU



= Reduced headroom below 1.5m / 5'0"



Second Floor

Approximate Gross Internal Area = 91 sq m / 979 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID 503679)



## Directions

From our Moreton-in-Marsh office proceeding on foot, turn right and continue almost to the end of the High Street. The entrance to The Grange is then located on the right hand side, continue under the arch and the entrance to number 9 is through a communal entrance hall where there is a lift to the second floor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	66	
(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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