



HOLMANS
— ESTATE AGENTS —

3 Coachmans Court, Station Road, Moreton-in-Marsh, Gloucestershire, GL56 0DE

£975 Monthly

Property Description

Situated within an attractive modern development only a few hundred yards from the High Street in Moreton-in-Marsh, this ground floor, two bedroomed, purpose built apartment is in excellent condition throughout and is perfectly positioned on the level for access to the town centre.

The property has a spacious living room with a corner window overlooking the communal grounds, there is a stylish fitted kitchen with a range of integrated appliances, there is an en-suite shower room to the master bedroom in addition to a smart modern main bathroom and all the internal doors are of light oak and compliment the kitchen units.

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

Externally there are communal grounds to the rear, communal bin store and the property has its own garage on block with power and lights.

Coachman's Court is located at the end of New Road literally two hundred yards from one of the most famous high streets in the North Cotswolds with a wide range of shops, tea rooms, hosteleries, two supermarkets, two doctors surgeries and a community hospital. The development takes its name however from its close proximity from the railway station in Moreton-in-Marsh with links to Oxford and London Paddington.

Communal Entrance Hall

The entrance to this property is the first door on the left hand side.

Entrance Hall

(6' 03" x 7' 06") or (1.91m x 2.29m)

L-shaped with Oak laminate internal doors, single radiator, intercom system to front door and airing cupboard with Megaflo pressurised hot water system, separate cloaks/store cupboard.

Bedroom 2

(13' 08" x 8' 02") or (4.17m x 2.49m)

Double built-in wardrobe, T.V ariel point, telephone point.

Bathroom/W.C.

With three piece suite in white, pedestal wash hand basin, low flush W.C., handled panelled bath with hand held shower spray and swan necked mixer tap, part tiled walls, built in extractor and single radiator.

Front Bedroom 1

(10' 10" x 10' 02") or (3.30m x 3.10m)

Single radiator, intercom system to front door, telephone point, T.V ariel point, double built in wardrobe and door to en-suite W.C.

Ensuite Shower room/WC

Ensuite shower/W.C with three piece suite in white, pedestal wash hand basin, low flush W.C., slightly elevated shower cubicle with folding glazed doors and wall mounted shower spray, part tiled walls and built in shaver point. Ladder style heated towel rail and radiator.

Kitchen

(9' 07" x 9' 02") or (2.92m x 2.79m)

Fitted on three sides with granite style laminate worktops with inset one and a half stainless steel sink unit with single drainer and mixer tap, split level fridge with integrated freezer below, split level Bosch double oven, integrated CDA washer drier, all units with light oak finish including a two tier and four tier pan drawer, built in corner cupboard, four separate base cupboards and six matching wall mounted cupboards, sealed pelmet lighting, illuminated worktops and built in air circulator.

Living Room

(17' 10" x 14' 0") or (5.44m x 4.27m)

Two single radiators, telephone point, T.V. ariel point and corner sited window with outlook over communal lawned garden.

Garage

(19' 02" x 8' 07") or (5.84m x 2.62m)

There is an integral garage which can be seen from the window in the lounge and is opposite the pathway to the side of the lawned garden area. Power and light installed. Metal up and over door.

Term & Conditions

Available December

Unfurnished

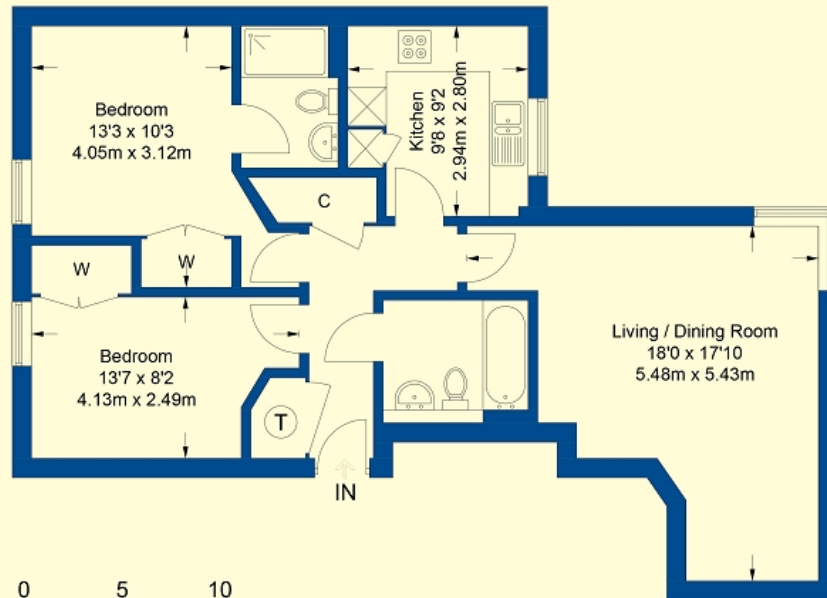
Rent £975 pcm payable monthly in advance by Standing Order.

Holding Deposit - £225.00. This property will be held for the tenant following this payment whilst references are being applied for and will be returned if references fail, however, this will be withheld if the prospective tenant withdraws from the tenancy, gives false or misleading information, fails a rent check or fails to sign the tenancy agreement within 14 days of agreed deadlines.

Security Deposit £1,125.00. (refundable at the end of the tenancy subject to a final inspection)



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Approximate Gross Internal Area = 70.2 sq m / 756 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID698093)

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Directions

From our Moreton-in-Marsh office, proceeding on foot, turn left and immediately left again into Old Market Way, at the end of which continues through the car park and across the road to Coachmans Court. There is a covered entrance with access to a range of apartments including this one and when entering through the front door this is the first property on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



MISDESCRIPTIONS CLAUSE We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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