



21 University Farm, Moreton-in-Marsh, Gloucestershire GL56 0DN

A spacious, two bedroom ground floor apartment within walking distance of the town and set in landscaped gardens which include an indoor swimming pavilion.

Entrance Hall

Shower Room

Cloakroom

Sitting Room

Dining Room

Kitchen

Two Double Bedrooms

Parking

Enclosed Garden

55+ Age Covenant.

**999 year Lease
(from 1984)**

No Ground Rent

The Property

21 University Farm is a delightful two bedroom ground floor apartment with private enclosed garden and parking.

On entering the apartment there is a very spacious hallway with useful storage cupboards. The large sitting room has a feature fireplace and an archway which leads into the dining room. Double doors lead out from the sitting room onto the private enclosed garden. A fully fitted kitchen which has recently been refitted, has a range of wall and base units with a ceramic Bosch hob, Indesit electric fan oven and a Lamona cooker hood. There is also an integrated Bosch dishwasher. Included in the sale price is a freestanding Bosch washer/dryer and freestanding Bosch fridge/freezer.

The shower room is a white suite and comprises of a wc and wash hand basin, an electric heated towel rail with timer and the added benefit from underfloor heating. There is also a separate cloakroom. The two light and airy double bedrooms both have fitted wardrobes.

The property has electric storage heating and double glazing throughout. An allocated parking space is close by.

The swimming pavilion is a minute's walk away, while a level walk through the arch of University House leads directly to the High Street shops.

Guide Price: £275,000 (Leasehold)

Directions to University Farm

From the High Street in the centre of Moreton-in-Marsh proceed south down the A429 (Fosse Way) and pass Oxford Street (A44) to your left and Bourton Road (A44) to your right. Pass Church Street on your left and in a short distance take Parker's Lane on your right.

The main entrance to University Farm will be found in about 150 yards on your right.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01608 652194 / 07384 113 157 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



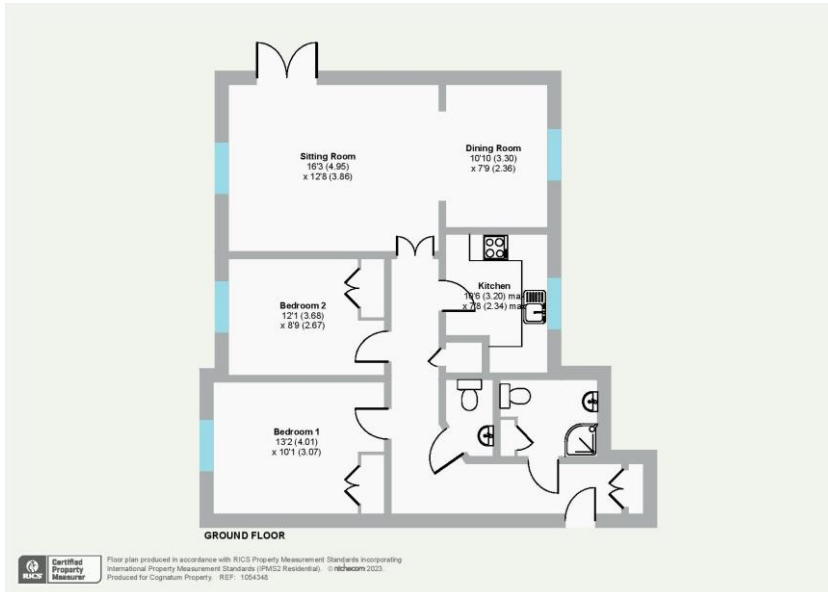
Bedroom 1



Bedroom 2



Shower room



Garden

Approximate Gross Internals: 79.9 m² / 860 ft² Service Charge: £ 5916 pa Energy Performance Rating: D Council Tax Band: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

University Farm

University House contains a number of apartments, all accessible by lift and with video entry. An archway and brick-paved road then lead on through to the two and three-bedroom cottages and swimming pavilion, all built in brick and local stone around an attractive garden square. The original estate has now expanded twice, with more cottages built around the town duck pond off Parkers Lane.

Moreton-in-Marsh's broad high street is lined with buildings in the local, honey-coloured Cotswold stone, although these become almost obscured from view on market days when over 100 stalls set up and sell their wares. The town boasts a wide selection of shops, including butchers, bakers and grocers, as well as a number of antique shops, art galleries, pubs, restaurants and hotels. It is one of the most accessible Cotswold towns, lying on major north-south and east-west routes, and in addition to the wonderful cities of Oxford, Worcester and Royal Leamington Spa all being within 30 miles there are also excellent train services to the Midlands and London. The highly-rated gardens of Batsford Arboretum are right on the doorstep of the estate, the intriguing Jacobean country house situated at Chastleton is only slightly further afield and nearby Longborough is home to one of the UK's finest country opera houses.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties

Services and Amenities at a Glance



RESIDENT
ESTATE
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39 PROPERTIES
BUILT 1994-2003



GARDENER



SWIMMING
POOL



University Farm



Moreton-In- Marsh



Chastleton House



Batsford Arboretum

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Cognatum
PROPERTY

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