



The Old Post Office New Road, Moreton-In-Marsh

Guide Price **£230,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

INVESTMENT OPPORTUNITY – TENANTS IN SITU – BUY TO LET

A fantastic investment opportunity to acquire a beautifully presented two-bedroom apartment located on the top floor of a charming conversion from 2015, which was formerly an old post office. The property is just a short walk from the mainline train station that provides access to Oxford and London, and only a few hundred yards from Moreton's historic High Street, making it conveniently situated near local amenities.

The apartment can be accessed via a lift or staircase and features an entrance hall with useful storage. The open-plan kitchen and living room are equipped with a range of integrated appliances and granite worktops. There are two double bedrooms, both with fitted wardrobes, and a well-appointed shower room. Also, there's a covered parking space for one vehicle.

This property is currently managed by Sheldon Bosley Knight Lettings, who are open to discussing details with interested investors. The rental yield is in the region of 5% and each apartment owns one-tenth of the freehold.





Investment opportunity. Top floor apartment with open plan lounge/kitchen, two double bedrooms, family bathroom, allocated parking. Tenants in-situ. EPC D. Council Tax Band D.

The property is being sold with tenants in-situ.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

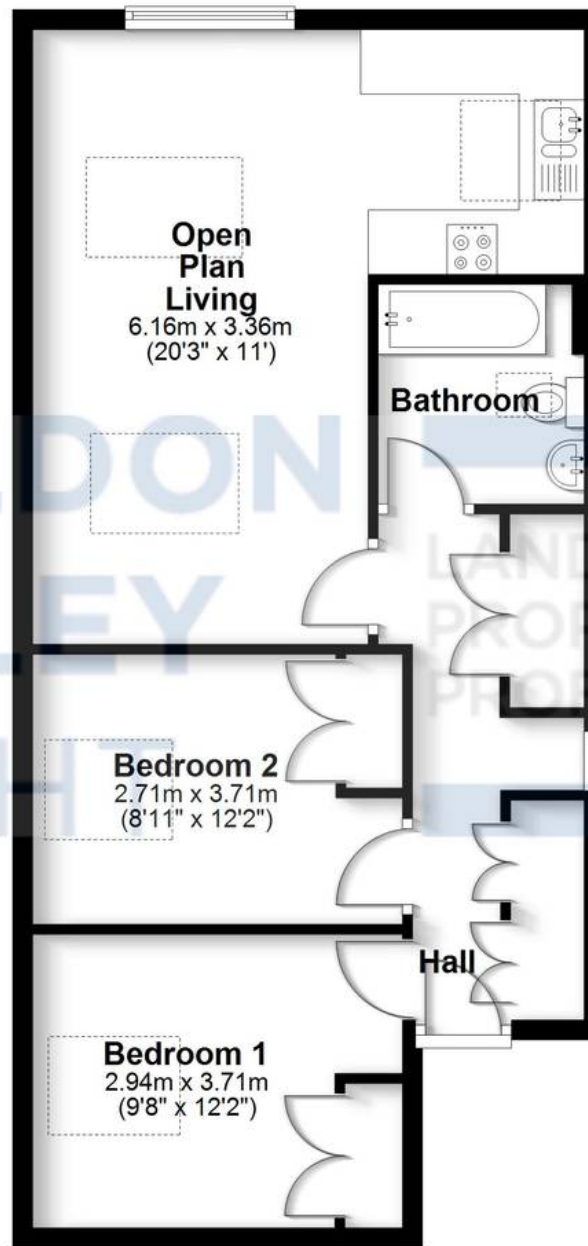
EPC Environmental Impact Rating: C

- INVESTMENT OPPORTUNITY - TENANTS IN SITU
- Two double bedrooms
- Family bathroom
- Undercover parking
- EPC D
- Rental Yield Over 5% Gross
- 1 minute walk to mainline rail to Oxford/ London
- Cotswold Market Town with Good Amenities



First Floor

Approx. 61.9 sq. metres (666.5 sq. feet)



Total area: approx. 61.9 sq. metres (666.5 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Shipston & Kington

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/



Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.