



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

Guide Price **£230,000**

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

## The Old Post Office

New Road, Moreton-In-Marsh

INVESTMENT OPPORTUNITY

TENANTS IN SITU – BUY TO LET

Top floor apartment, open plan living, two double bedrooms, family bathroom, allocated parking, EPC D, Council Tax Band D

We are proud to offer this beautiful, top floor apartment.

The property benefits from a spacious open plan lounge/ kitchen area. The lounge area is fully carpeted with large skylights. The kitchen is fully fitted and comes complete with oven/hob, fridge & washer/dryer. There are two double bedrooms and a family bathroom with shower over bath. The property also offers allocated parking. The historic market town of Moreton-in-Marsh is ideally located for travel to Gloucester, Cheltenham, Worcester and beyond and offers many amenities.

For Broadband and Mobile signal information please use this link - [ofcom.org](https://www.ofcom.org)

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

Moreton-in-Marsh is a north Cotswold market town offering a wide range of amenities including a



### **Service Charge – £2,395 per year**

This fee covers the **day-to-day running and upkeep of the building and shared areas**, such as:

- Cleaning of communal spaces (hallways, entrances, etc.)
- Building insurance
- Minor repairs and maintenance
- Lift servicing and maintenance
- Fire safety systems (including smoke extraction/clearance systems)
- General building management

### **Ground Rent – £100 per year**

This is a fee paid to the **freeholder (the landowner)** simply for the right to have the property on their land.

### **Capital Expense Fund / Reserve Fund – £300 per year**

Also called a **sinking fund**, this money is saved to pay for **large future repairs**, for example:

- Roof replacement
- Structural repairs
- Major external works
- Lift replacement
- Large safety upgrades

Moreton-in-Marsh is a north Cotswold market town offering a wide range of amenities including a hospital, hotels, leisure centre, library, post office, primary school, pubs, sports facilities, and many shops. The town also is host to one of the largest street markets in the Cotswolds which runs every Tuesday. There is also a main line railway station providing a direct line between Worcester and London Paddington.









## Sheldon Bosley Knight Shipston & Kington

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