

Peter Clarke



1 The Grange, Moreton-in-Marsh, GL56 0AU

£179,000

A two bedroom ground floor apartment in a retirement development. For added security, The Grange is warden controlled and has an emergency pull chord. The Grange is located at the Northern end of the famous tree lined High Street in Moreton-in-Marsh next door to the Co-Op. The accommodation briefly comprises of entrance hall, two bedrooms, two shower rooms, sitting room and fitted kitchen. NO ONWARD CHAIN



MORETON IN MARSH Is a north Cotswold town offering a broad range of local amenities with library, post office, primary school, cottage hospital, pubs hotels and a good range of shops. One of the big attractions of Moreton in Marsh is its train station with direct line running regularly between Worcester and London Paddington. Situated on the Fosse Way, access is easy to a host of major towns including Cheltenham (22 miles), Oxford (27 Miles) and Stratford (17 miles).

ACCOMODATION

ENTRANCE HALL Having airing cupboard with hot water tank and shelving.

SHOWER ROOM Having enclosed shower cubicle, wc and wash hand basin.

BEDROOM Having window to side elevation.

KITCHEN Having window to side elevation. A range of base, wall and drawer units with work surfaces over, composite one and a half bowl sink and drainer. Integrated appliances to include fridge/freezer, washing machine, slimline dishwasher, electric oven, combination microwave oven, ceramic hob and extractor hood.

SITTING ROOM Having bay window to front elevation and window to side elevation. Feature fireplace with electric fire. Feature shelving.

BEDROOM Having window to front elevation. Built in wardrobes.

EN SUITE Walk in wet room style shower, wc and wash hand basin.



GENERAL INFORMATION

TENURE The property is understood to be leasehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

Current Service charge is £295 per calendar month.

SERVICES We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Electric heating.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Cotswold District Council and is understood to lie in **Band D**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

DIRECTIONS: From our office turn right into West Street. Follow this road to the Fosseyway and turn left at the traffic lights. Continue into Moreton In Marsh and just after entering the town, The Grange can be found on the left hand side just after the Co-op.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



The Grange, Moreton in Marsh, GL56 0AU
Total Approx. Floor Area 73.30 Sq.M. (789 Sq.Ft.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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