



HAYMAN-JOYCE

6 THE GRANGE

MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0AU

DELIGHTFUL DUPLEX
APARTMENT WITH PRIVATE
GARDEN, CLOSE TO THE
AMENITIES OF MORETON-IN-
MARSH, FOR PEOPLE OVER 55
YEARS OF AGE.

SITUATION

Attractive Gloucestershire town with comprehensive facilities including GP surgeries, hospital, dentist, bank, restaurants, public houses, range of shops, supermarkets and popular Tuesday market

Mainline station with train services reaching Oxford from 40 minutes and Paddington from 92

Many local social Clubs

The Award-winning Daylesford Farm Shop, including the exclusive 'The Club by Bamford' is about 8 miles away

Other towns within easy reach are Stratford-upon-Avon (16 miles), Cheltenham (23) and Oxford (27)

Guide Price £230,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Superbly presented duplex semi-retirement apartment for residents of 55 years and over, beautifully situated on the edge of Moreton-in-Marsh, close to many local amenities and the railway station, complemented by an attractive private garden, allocated parking space and visitors parking
- The generous entrance hall is well-presented with a wide central staircase leading to the first floor, and a downstairs cloakroom consisting of a low-level wc, vanity wash-hand basin and a large storage cupboard
- The kitchen/breakfast room offers a good selection of wall and base cupboards, with inset sink, laminated work surfaces, integrated stainless-steel eye-level electric oven, separate hob, microwave, washing-machine, fridge and separate freezer, and plenty of space for a table and chairs
- The sitting room is particularly generous in size, measuring approximately 13' x 12', with an attractive fireplace with electric fire, box-bay window and understairs storage cupboard
- On the first floor, there are two spacious double bedrooms
- The principal bedroom enjoys the benefit of built-in wardrobe cupboards, airing cupboard and an attractive bay window with built-in desk
- Both bedrooms are serviced by the well-appointed "Jack & Jill" bathroom with double shower and built-in cupboard
- EPC Band E

OUTSIDE

- The private and secluded garden is accessed through a private wrought iron gate to the front of the property and is mostly laid to terrace with a small gravel area for flowerpots, shed, space for a small table and chairs and a further bench sitting area, part surrounded by Cotswold stone walling
- One allocated parking space
- There are also delightful communal gardens for the use of all residents with visitors parking spaces

SERVICES

- Mains water, electricity and drainage are connected
- Electric heating
- Average broadband speeds advertised within this postcode are up to 25.4 Mbps if provider is BT

OUTGOINGS

- Council tax – band D
- Tax payable for 2024/25 - £2,186.49
- Service charge for 2025/26 - £5,825.48
- Ground rent - £200 per annum

DIRECTIONS

- From our office head north and The Grange will be found on the right before you reach the Co-op supermarket
- As you enter the development, the entrance to the property will be found under the arch on the right
- what3words: trendy.prouder.stumble

TENURE & POSSESSION

- Leasehold with vacant possession on completion
- 100 years from 9th April 1990
- 65 years remaining

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

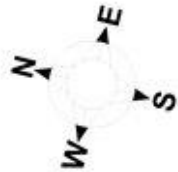


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IMPORTANT NOTICE

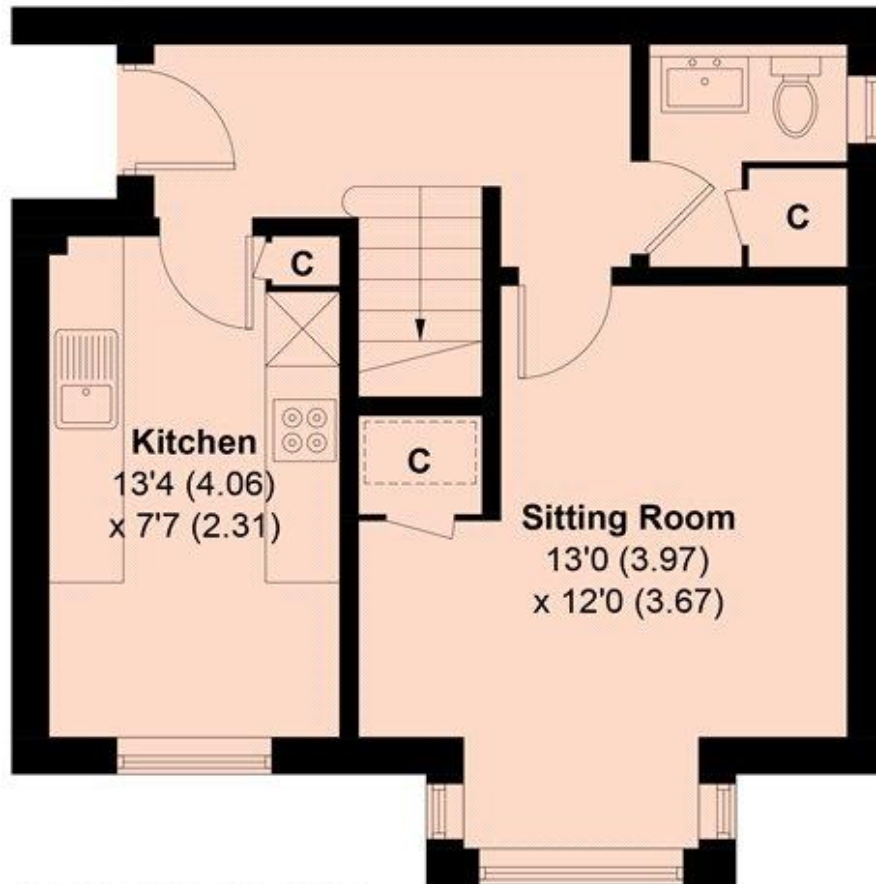
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.



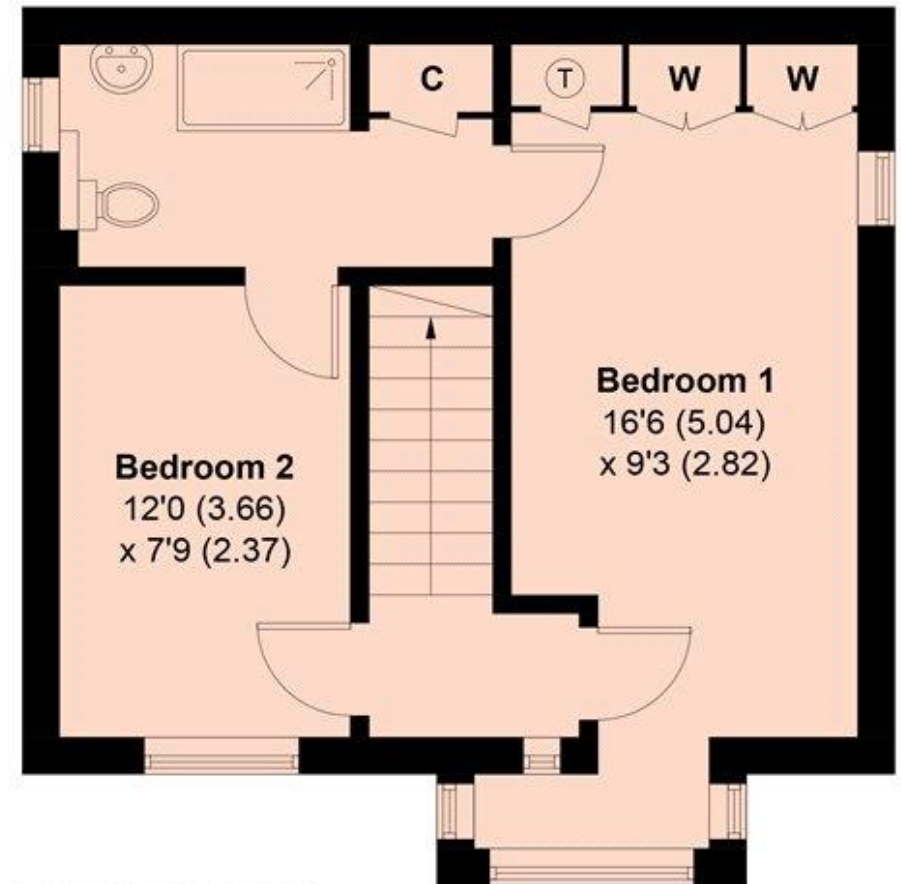


6 The Grange, Moreton-in-Marsh, GL56 0AU

Approximate Area = 74.5 sq m / 802 sq ft
For identification only - Not to Scale



GROUND FLOOR



FIRST FLOOR

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k