



HAYMAN-JOYCE

7 THE GRANGE

MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0AU

DUPLEX APARTMENT, SITUATED
CLOSE TO FACILITIES IN THE
HEART OF THE TOWN, 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 £235,000

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 a south-facing private garden, allocated parking and visitors parking
- The property has been much improved by the current owners, with newly fitted Aeroflow electric radiators throughout, refurbished kitchen, refitted cloakroom and a stylish refitted shower room, all with Amtico wood-effect laminate flooring
- The generous entrance hall is well-presented with a wide central staircase leading to the first floor and a downstairs refitted cloakroom consisting of a low-level wc and a pedestal wash-hand basin
- The kitchen/breakfast room offers a good selection of refurbished wall and base cupboards, with inset stainless-steel sink unit, laminated work surfaces, integrated Bosch stainless-steel self-cleaning electric oven, separate halogen four-ring hob and extractor hood, Miele washer/dryer, fridge and separate freezer and ample space for a table and chairs
- The sitting room is particularly spacious, with lovely high ceilings with decorative coving, measuring 15' x 13' with an attractive decorative fireplace, box-bay window and understairs storage area
- On the first floor, there are two double bedrooms
- The dual aspect principal bedroom enjoys the benefit of a good range of built-in mirrored sliding wardrobes, airing cupboard and an attractive bay window, ideal for a dressing table
- Both bedrooms are serviced by the impressive "Jack & Jill" shower room with walk-in double shower cubicle with electric rain-shower over, low-level wc, pedestal wash-hand basin, illuminated mirror with anti-fog demist, wall-mounted vanity cupboard with fitted shaver socket/electric toothbrush charger
- EPC Band D

OUTSIDE

- The private and secluded south-facing garden is predominantly laid to paving, interspersed with planting beds, with a wooden garden shed, grow house and space for a garden table and chairs, enclosed by panelled fencing and Cotswold stone walling
- Attractive and quiet groundsman-maintained communal gardens

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 to under the arch where the property will be found on the right
- what3words: albatross.passport.unlimited

SERVICES

- Mains water, electricity and drainage are connected
- Electric heating and hot water
- Superfast fibre broadband available (connection required)
- Average broadband speeds advertised within this postcode are up to 80 Mbps if provider is BT

OUTGOINGS

- Council tax – band D
- Tax payable for 2025/26 - £ 2,293.61
- Service charge for 2025/26 - £5,825.48
- Ground rent - £200 per annum

TENURE & POSSESSION

- Leasehold with vacant possession on completion
- A new 100-year lease will be granted

VIEWING

- Strictly by prior appointment with the sole selling agents:

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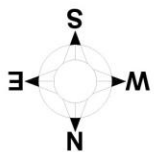


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IMPORTANT NOTICE

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.

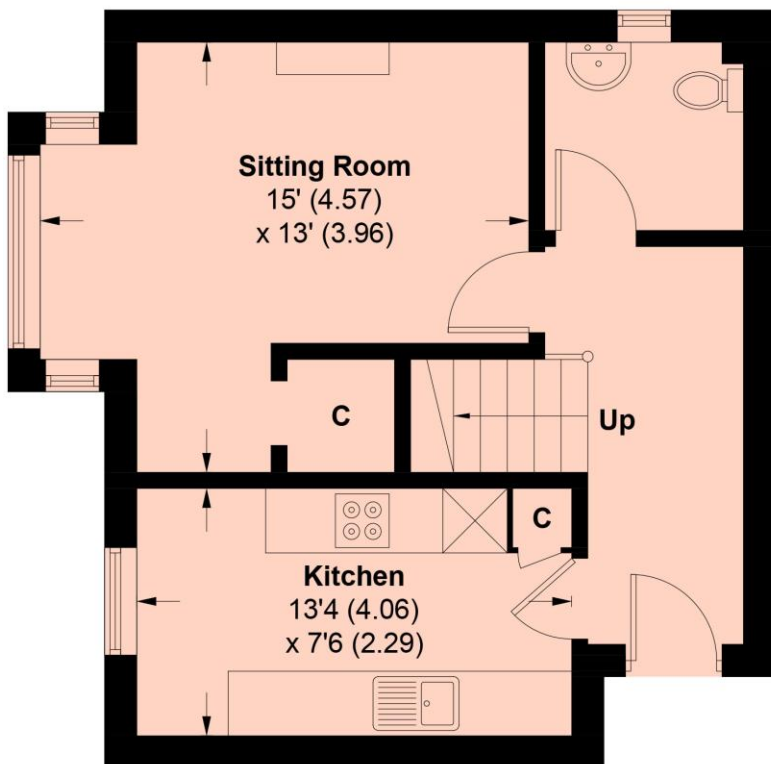




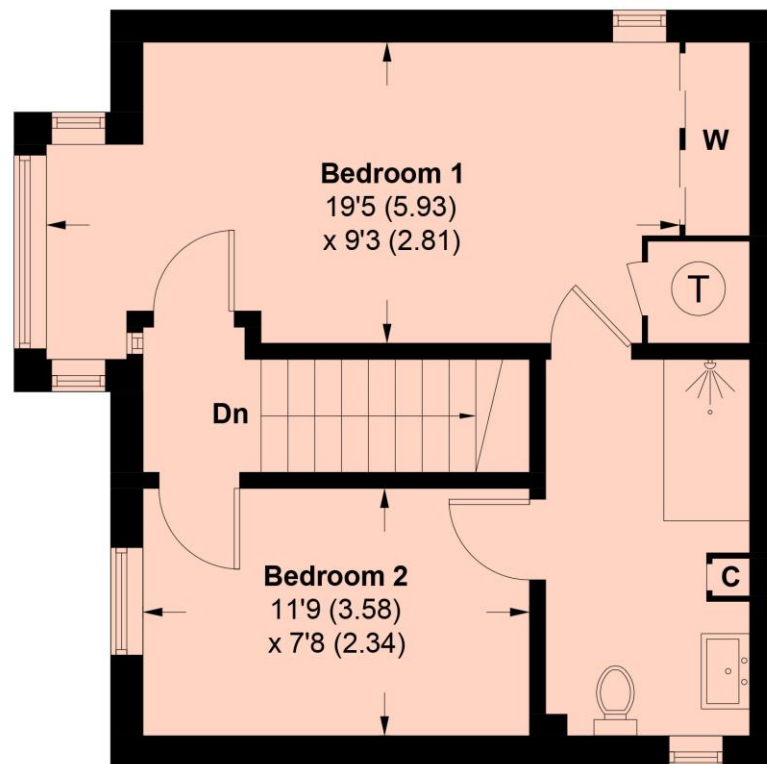
7 The Grange, Moreton-in-Marsh, GL56 0AU

Approximate Area = 75.2 sq m / 809 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