



HAYMAN-JOYCE

8 THE GRANGE

MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0AU

DELIGHTFUL SECOND FLOOR
APARTMENT ACCESSED BY STAIRS
OR A LIFT, CLOSE TO THE
AMENITIES OF TOWN, FOR
PEOPLE OVER 55 YEARS OF AGE.

SITUATION

Attractive Gloucestershire town with comprehensive facilities including GP surgeries, hospital, dentist, 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 £215,000
No Chain

HAYMAN-JOYCE

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



THE PROPERTY

- Exceptional second floor retirement apartment for residents of 55 years and over, renovated and modernised to a high standard by the current owner, beautifully situated close to many local amenities and the railway station, complemented by well-maintained communal gardens, allocated parking and visitors' parking
- Access is provided by either a staircase or lift, leading to a landing area where there is a full-height lockable storage cupboard for the exclusive use of the apartment
- The spacious entrance hall has a large storage cupboard, access to loft space, airing cupboard, recessed fitted wooden shelving and base cupboard, intercom phone system and access to all rooms
- The sitting room is particularly generous in size, with a central fireplace with a decorative Adam-style wooden surround and marble hearth, incorporating a coal-effect electric fire, alcove wooden shelving, wall lights and a large sash window
- The kitchen is newly fitted and finished to a good standard, offering a selection of contemporary wall and base units, Lamona four-ring halogen hob with stainless-steel extractor hood over, Bosch eye-level oven, fridge-freezer, mini-dishwasher, washing machine, as well as granite-effect laminated work surfaces, stainless-steel one and a half bowl inset sink and wood laminate flooring
- There are two spacious bedrooms
- The principal bedroom is particularly impressive in size, with an extensive range of built-in wardrobe cupboards, providing hanging space with shelving above, as well as an en-suite bathroom consisting of a panelled bath, low-level wc, bidet and pedestal wash-hand basin
- Bedroom two is serviced by the separate shower room, comprising of a shower with curtain, vanity wash-hand basin, and low level wc, complemented by wood laminate effect vinyl flooring, towel rail and electric radiator
- EPC Band D

OUTSIDE

- There are delightful communal gardens for the use of all residents
- Apartment 8 benefits from an allocated parking space within a carport with additional visitors' parking located at the front of the development
- Moreton town centre and the railway station are nearby within walking distance

DIRECTIONS

- From the Agent's office head north on the A429 (Fosse Way) and The Grange will be found on the right just before the Co-Operative supermarket
- Go into the development and under the arch and the property entrance will be on the left
- what3words: wolf.enter.storeroom

SERVICES

- Mains water, electricity and drainage are connected
- Electric storage heaters
- Average broadband speeds advertised within this postcode are up to 53.5 Mbps if provider is BT

OUTGOINGS

- Council tax – band D
- Tax payable for 2026/27 - £2,412.05
- Service charge currently payable - £5,917.84 pa
- Ground rent - £200 pa

TENURE & POSSESSION

- Leasehold with vacant possession on completion
- Term: 100 years from 9th April 1990 (64 years remaining)
- The lease requires that at least one resident should be aged 55 or over

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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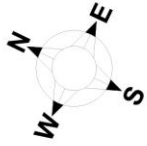


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IMPORTANT NOTICE

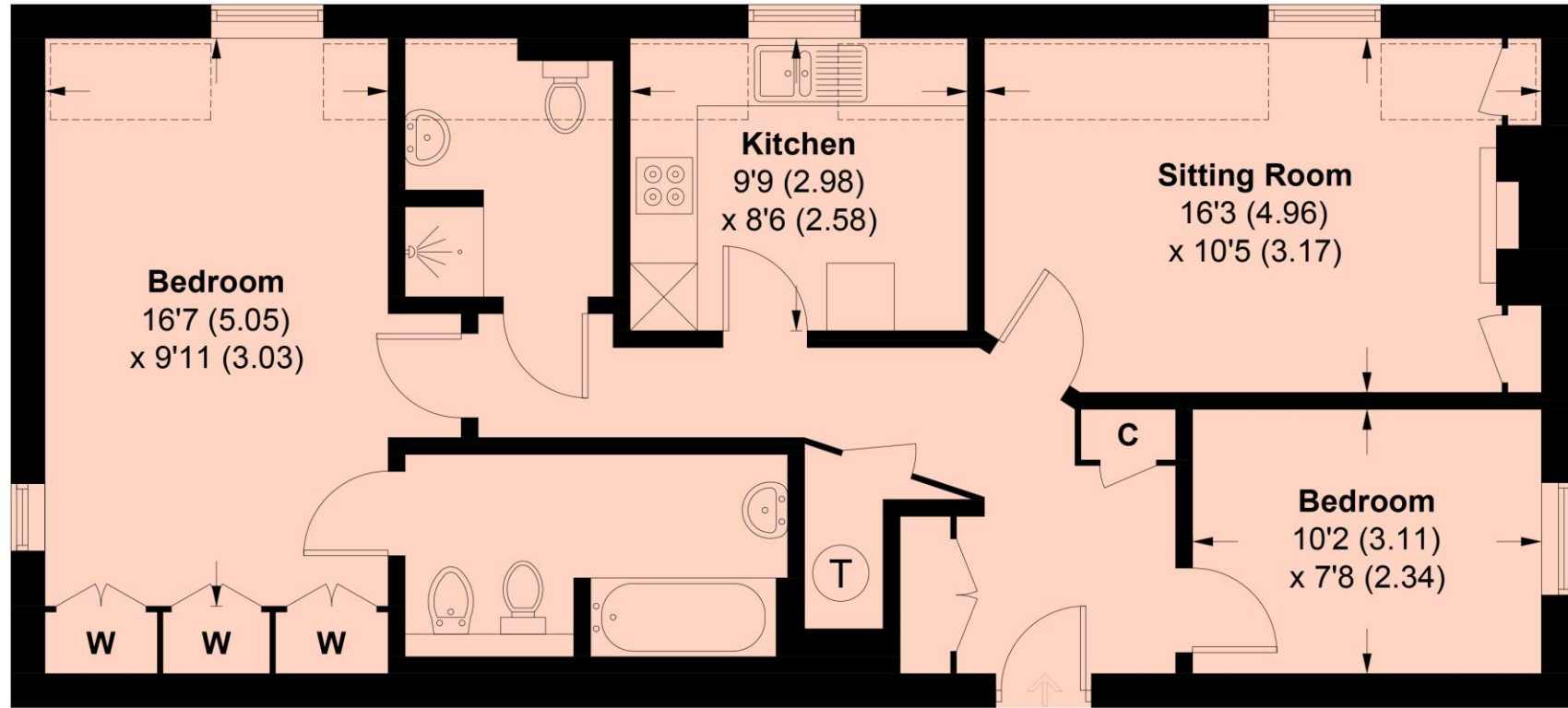
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We 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.





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

Approximate Area = 75.3 sq m / 810 sq ft
For identification only - Not to Scale



SECOND 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