



HAYMAN-JOYCE

FLAT 5 BUSCOT HOUSE

17 WINDSOR ROAD
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0EY

SECOND FLOOR APARTMENT
WITHIN WALKING DISTANCE OF
THE TOWN CENTRE AND
TRAIN STATION.

SITUATION

Attractive Gloucestershire town situated near the borders of Oxfordshire and Warwickshire

Comprehensive facilities including doctors, hospital, dentist, bank, restaurants, public houses, range of shops, supermarkets and popular Tuesday market

Within the catchment area for the non-selective secondary school with sixth form and academy status at Chipping Campden

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

The Members' Club, Soho Farmhouse, is about 16.5 miles away
Mainline station with train services reaching Oxford (40 minutes) and Paddington (92 minutes)

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

Guide Price £160,000
No Chain

HAYMAN-JOYCE

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



THE PROPERTY

- An excellent opportunity to purchase a chain free second floor apartment on this popular development, within walking distance of the town centre and train station
- Well suited for a first-time buyer or a lock-up and leave
- The apartment is well appointed with woodland views to the front and provides excellent easily maintained living accommodation with an open plan kitchen/sitting/dining room, generous double bedroom and separate bathroom
- The spacious entrance hall boasts a useful storage cupboard and access to the loft
- The kitchen has a range of floor and base units with wood laminate worktop and a stainless steel inset sink and drainer, an integrated Hotpoint single oven with four-ring gas hob with extraction hood over, space for a washing machine and fridge freezer, laminate flooring and an east facing window with views over the development
- The roomy and flexible sitting/dining room has a light and airy feel with west facing windows overlooking nearby woodland
- The double bedroom is generous in size and is serviced by a bathroom with a panelled bath with mains operated shower over, pedestal wash hand basin and low level wc, and an east facing window
- Remainder of NHBC Warranty
- EPC Band B

OUTSIDE

- The property has one allocated parking space

DIRECTIONS

- From the High Street of town head north on the A429
- Go over the railway bridge and turn right signposted 'Todenham'
- Follow the road taking the third right into 'Windsor Road'
- Buscot House will be found on the left just after the turning to Varsity Close
- what3words: facelift.profit.ed.situation

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- BT Openreach full-fibre broadband is connected to the apartment, with download speeds of up to 900 Mbps

TENURE & POSSESSION

- Leasehold with vacant possession
- 125 years from and including 8th January 2019

OUTGOINGS

- Council tax – band B
- Tax payable for 2025/26 - £1,783.92
- Annual service charge - £1,443.72 (including buildings insurance and management fee)

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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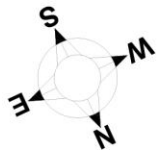


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IMPORTANT NOTICE

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.

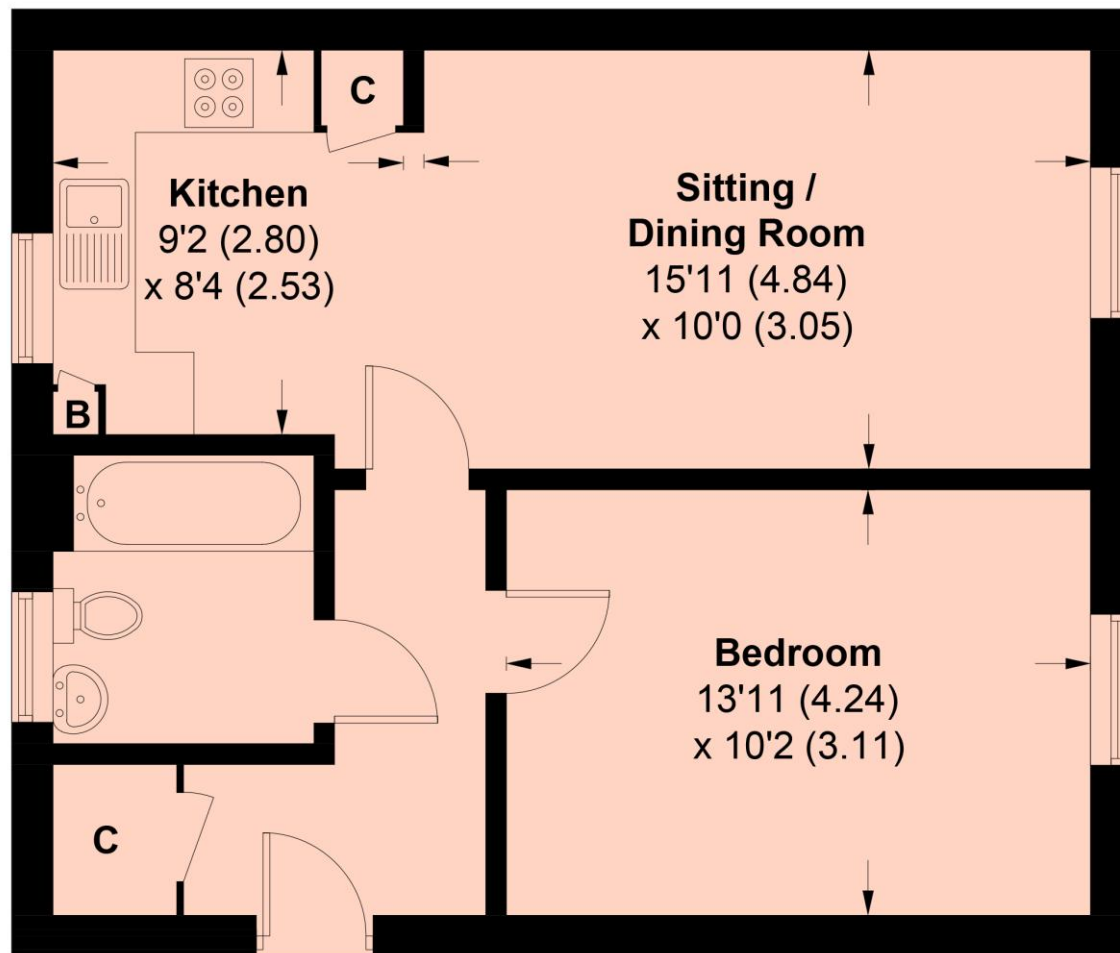




Flat 5, Buscot House, 17 Windsor Road, Moreton-in-Marsh, GL56 0EY

Approximate Area = 47.7 sq m / 513 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