



HAYMAN-JOYCE

# 24 THE GRANGE

MORETON-IN-MARSH  
GLOUCESTERSHIRE  
GL56 0AU

DELIGHTFUL RENOVATED  
SECOND FLOOR APARTMENT  
ACCESSED VIA A LIFT, 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 £180,000

No Chain



**HAYMAN-JOYCE**

High Street, Moreton-in-Marsh  
Gloucestershire  
GL56 0AX  
01608 651188  
[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)

## THE PROPERTY

- Exceptional second floor retirement apartment for residents of 55 years and over, renovated and modernised to an extremely high standard by the current owner
- The apartment is beautifully situated on the edge of Moreton-in-Marsh, close to many local amenities and the railway station, complemented by well-maintained communal gardens, allocated parking and visitors' parking
- The bright and airy entrance hall has a large storage cupboard, airing cupboard, intercom phone system and access to all rooms
- The sitting/dining room is particularly generous in size, having a central fireplace with a decorative wooden surround, marble hearth and incorporating a cast-iron electric wood burner, and stylish twin pendant lights. Door to the refitted kitchen
- The kitchen offers a good selection of contemporary wall and base units, with an abundance of built-in appliances such as a Lamona four-ring halogen hob, stainless-steel oven/microwave, upright fridge-freezer, mini-dishwasher, freestanding Beko washer/drier, as well as granite-effect work surfaces with inset stainless-steel sink, waste management drawer and wood laminate flooring
- There are two spacious bedrooms
- The principal bedroom is double in size and has a range of built-in double wardrobe cupboards, providing hanging space with shelving above
- Both bedrooms are serviced by the impressive, refitted shower room, offering a vintage-style suite, with low-level wc, vanity wash-hand basin and a large walk-in shower with rain-shower over, complemented by built-in storage cupboards, heated towel rail and wood laminate flooring
- There is an on-site development manager
- EPC Band C

## OUTSIDE

- There are delightful communal gardens for the use of all the residents with visitors parking spaces
- There is one allocated parking space for the apartment, with easy access to Moreton town centre and the nearby railway station

## OUTGOINGS

- Council tax – band D
- Tax payable for 2026/27 - £2,412.05
- Service charge for 2025/26 - £5,917.84
- Ground rent - £200 per annum

## DIRECTIONS

- The Grange will be found at the northern end of the High Street just before the Co-Op on the right
- 24 The Grange will be found in the far-right corner of the development
- what3words: tangling.serious.dividing

## SERVICES

- Mains water, electricity and drainage are connected
- Brand new electric heating system
- Superfast fibre broadband available (connection required)
- Average broadband speeds advertised within this postcode are up to 54.3 Mbps if provider is BT

## TENURE & POSSESSION

- Leasehold with vacant possession on completion
- 65 years remaining

## VIEWING

- Strictly by prior appointment with the sole selling agents:

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

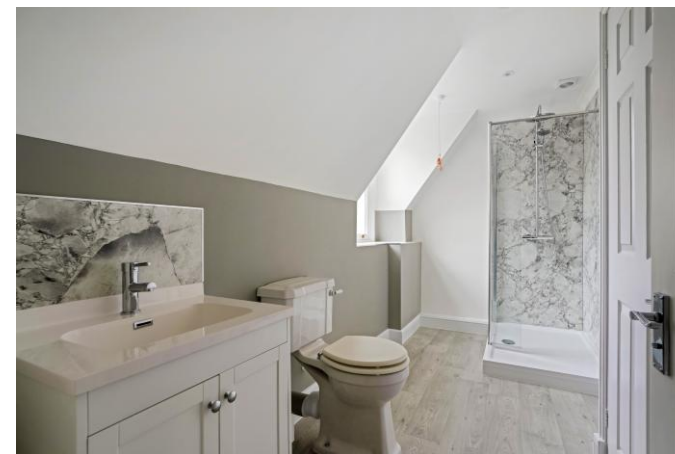
01608 651188

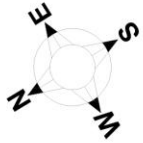


MIM260165 / 623062

### 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.

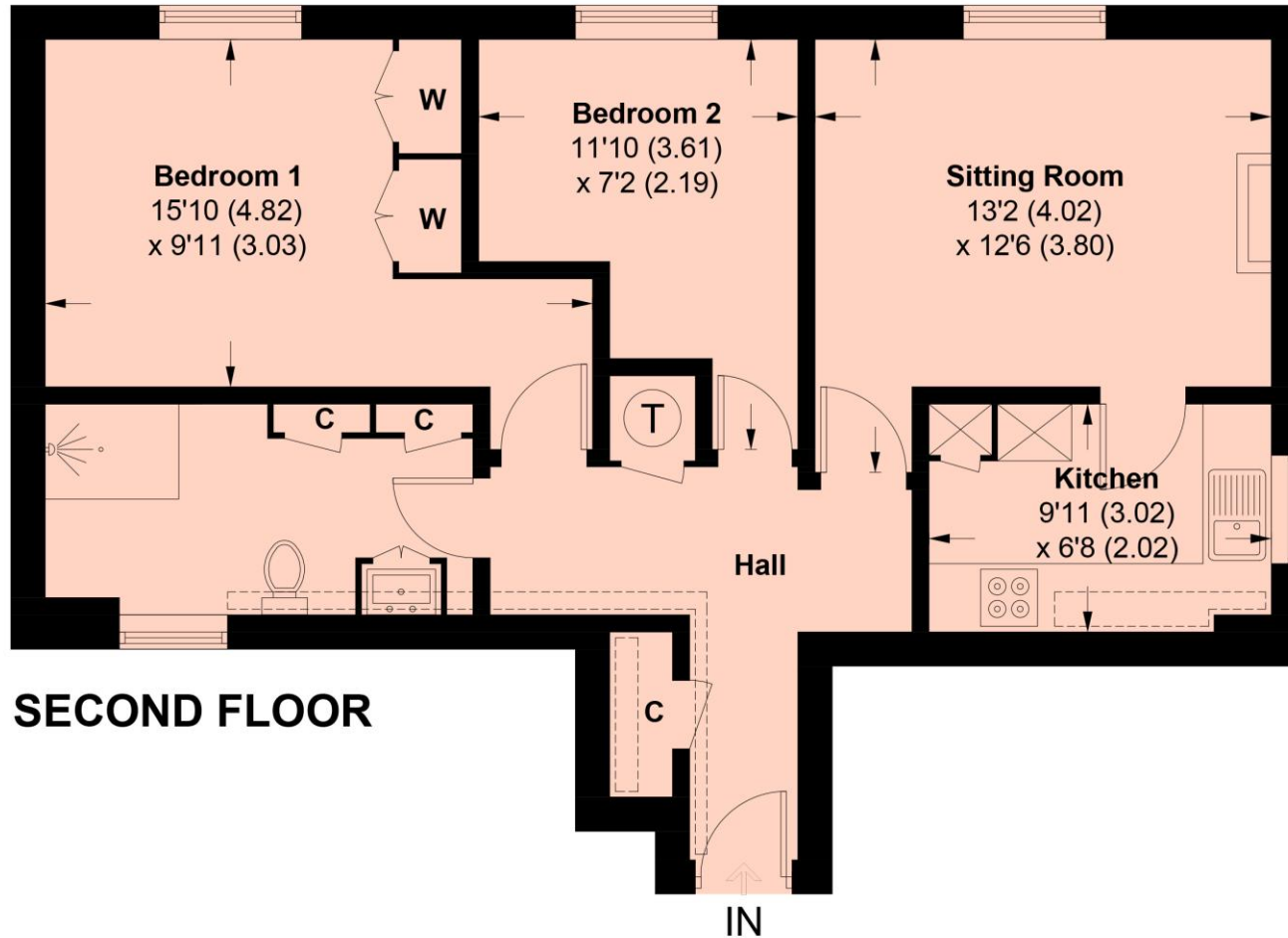




# 24 The Grange, Moreton in Marsh, GL56 0AU

Approximate Area = 58.2 sq m / 626 sq ft  
For identification only - Not to Scale

 = Reduced head height below 1.5m



**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