



HAYMAN-JOYCE

23 BOWLING GREEN COURT

HOSPITAL ROAD
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0BX

DELIGHTFUL TWO-BEDROOM
GROUND FLOOR RETIREMENT
APARTMENT, LOCATED A SHORT
WALK FROM AMENITIES.

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 £250,000
No Chain

HAYMAN-JOYCE

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



THE PROPERTY

- Superbly presented ground floor two bedroom retirement apartment, beautifully located in the far-right corner of the development
- The apartment has been modernised by the current owner to a high standard having been newly decorated, fitted with new carpets, and new windows in July 2025. It is further complemented with a refitted kitchen and shower room, landscaped westerly-facing communal grounds and resident and visitors' parking
- The apartment is spacious throughout, with a large entrance hall incorporating a built-in tall coat cupboard and access to all the spacious accommodation
- The impressive dual-aspect sitting/dining room is particularly generous in size, with a fitted fireplace with a decorative surround, marble inserts and hearth, incorporating a free-standing electric fire, as well as contemporary wall lights, French doors leading onto a private terrace, separate glazed double doors to the conservatory and open through to the refitted kitchen
- The kitchen is contemporary in finish, offering an excellent selection of wall and floor units, with a number of integrated Neff appliances such as an eye-level oven, low-level fridge and separate freezer, halogen four-ring hob with extractor hood over and mini-dishwasher, as well as an integrated Beko washing machine. The work surfaces are granite-effect laminate, with an inset stainless-steel sink and ceramic tiled floor
- The conservatory is partly glazed with a bar heater with French doors leading onto a terrace
- There are two double bedrooms, both with built-in wardrobe cupboards
- The shower room has a walk-in rain shower with a folding wall-mounted seat, vanity wash-hand basin and concealed wc, large heated towel rail, wall-mounted mirrored vanity cupboard, ceramic tiled floor and part-tiled walls

OUTSIDE

- The terrace, which is not included within the property's title, leads onto westerly-facing communal grounds, which are predominantly laid to lawn and interspersed with a selection of small trees
- Further communal lawn areas are situated within a picturesque courtyard setting

TENURE & POSSESSION

- Leasehold with vacant possession on completion
- Term: 999 years from 19 May 1988 (961 years remaining)
- The lease requires that at least one resident should be aged 55 or over

DIRECTIONS

- From the agent's office head south and at the second mini-roundabout turn right and then right again into Hospital Road
- Bowling Green Court will be found on the left after approximately 150 yards
- The property will be round in the far right hand corner of the development
- what3words: union.acre.beep

OUTGOINGS

- Council tax – band C
- Tax payable for 2026/27 – £2,144.05
- Service charge payable quarterly, for period 01.07.26 to 30.09.26 - £997.66
- Ground rent – Peppercorn (if demanded)

SERVICES

- Mains water, electricity and drainage are connected
- Electric storage heaters
- Average broadband speeds advertised within this postcode are up to 53.1 Mbps if provider is BT
- EPC Band D

VIEWING

- Strictly by prior appointment with the sole selling agents:

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



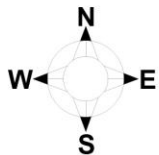
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IMPORTANT NOTICE

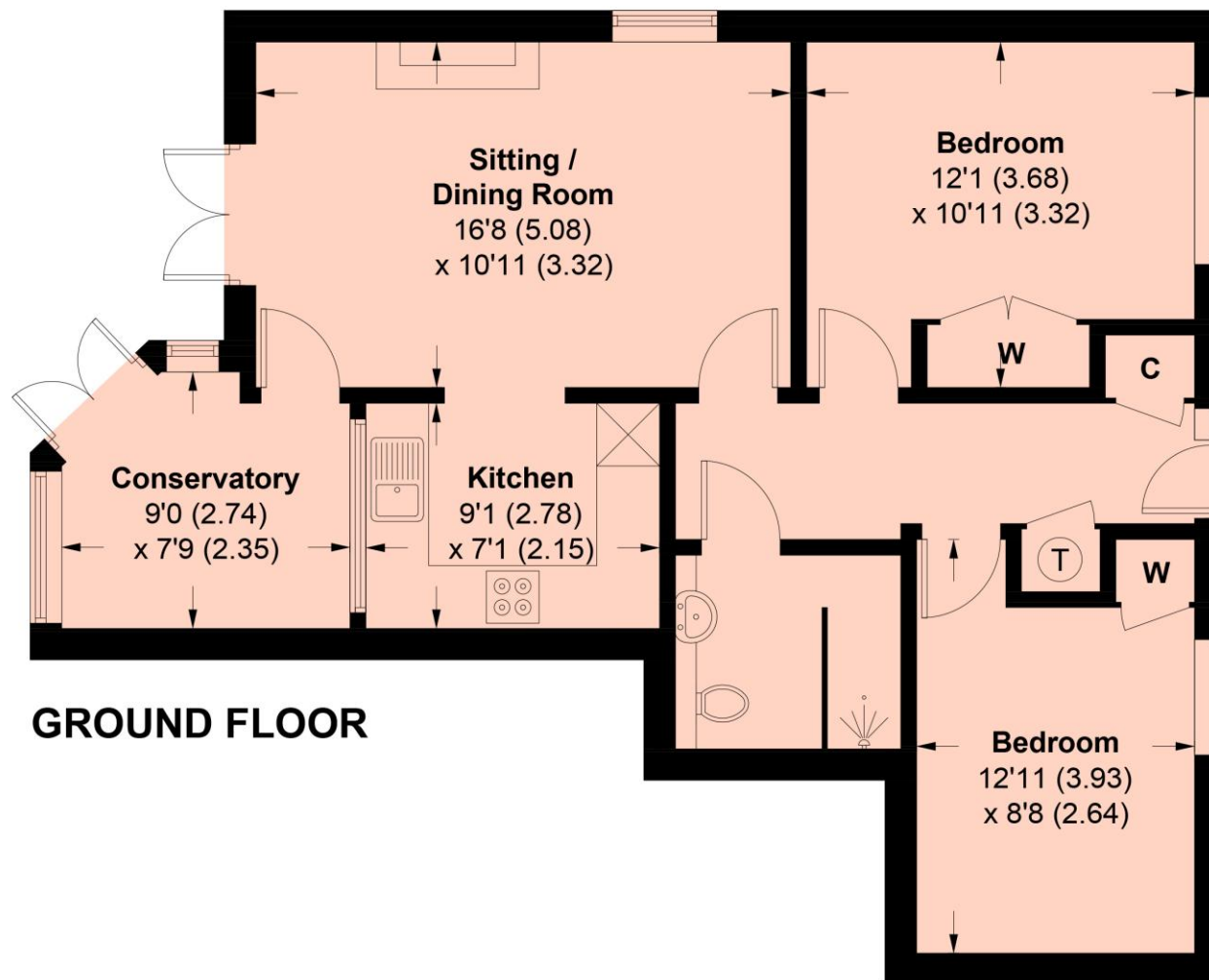
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We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



23 Bowling Green Court, Moreton-in-Marsh, GL56 0BX



Approximate Area = 65.6 sq m / 706 sq ft
For identification only - Not to Scale



GROUND 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