

Flat 2, 1 Buttercup Close

Moreton-in-Marsh



HAYMAN-JOYCE

FLAT 2 1 BUTTERCUP CLOSE

MORETON-IN-MARSH,
GLOUCESTERSHIRE
GL56 9PY

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

SITUATION

Attractive north Cotswold market town situated near the borders of Oxfordshire and Warwickshire
Comprehensive facilities including doctors, GP Surgeries, dentist, restaurants, public houses, range of shops, supermarkets and popular Tuesday market

Popular Batsford Arboretum & Garden Centre is about 1.5 miles away

The award-winning Daylesford Farm Shop is about 8 miles away

The Members' Club, Soho Farmhouse, is about 16.5 miles away

The mainline station is 15 minutes' walk with train services reaching Oxford (from 30 minutes) and Paddington (from 92 minutes)

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

Guide Price £200,000

HAYMAN - JOYCE

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



THE PROPERTY

- An excellent opportunity to acquire a well-presented ground floor apartment situated within this popular development, enjoying westerly views across open grassland, and conveniently located within walking distance of the town centre with its many amenities, and railway station
- Ideal as a first-time purchase, investment opportunity, or low-maintenance lock-up-and leave home
- The apartment is well appointed and provides excellent easily maintained living accommodation comprising an open plan kitchen/sitting/dining room, generous double bedroom and bathroom, and complemented by wood-effect laminate flooring throughout most of the apartment
- The spacious entrance hall features a useful built-in storage cupboard, and windows overlooking the residents' parking area
- The kitchen area is fitted with a range of wall and base units with wood-effect laminate worksurfaces, incorporating a stainless steel inset sink and drainer, integrated Indesit single oven with four-ring gas hob and extraction hood above, together with space for a washing machine and upright fridge freezer
- Bright and versatile open-plan sitting/dining area enjoying a light and airy atmosphere, enhanced by with a west facing window
- Generously proportioned dual-aspect double bedroom benefitting from a built-in double wardrobe
- The bathroom is partly tiled and has a panelled bath with mains operated shower over
- One allocated parking space
- Remainder of NHBC Warranty
- EPC Band C
- If this is a lettings investment, we would recommend a lettings guide price in the region of £950 pcm

DIRECTIONS

- From the High Street of Moreton-in-Marsh proceed north on the A429 (Fosse Way) and after crossing the railway bridge turn right signposted "Todenham"
- Take the second turn right into Cotswold Gate and follow the road through the attractive parkland setting into the development
- Turn right into Buttercup Close, where the apartment will be found on the left
- what3words: galleries.processes.unsettled

OUTGOINGS

- Council tax – band A
- Tax payable for 2026/27 - £1,608.03
- Current service charge payable per annum - £1,824.60

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 52.9 Mbps if provider is BT

TENURE & POSSESSION

- Leasehold with vacant possession on completion
- 999 years from and including 1st January 2017 to and including 31st December 3015
- 991 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



MIM260627 / 628082

IMPORTANT NOTICE

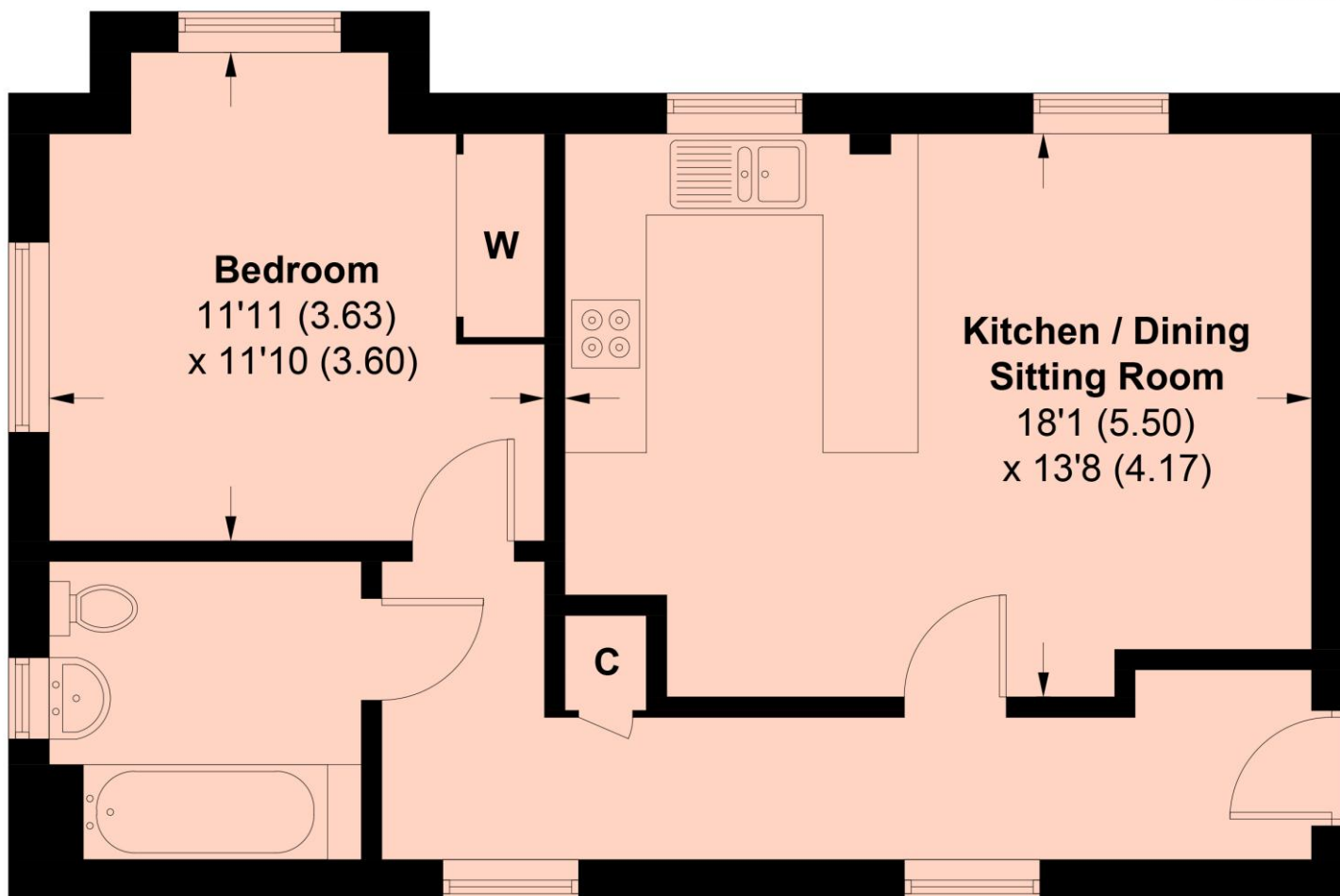
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We 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 2, 1 Buttercup Close, Moreton-in-Marsh, GL56 9PY

Approximate Area = 51.0 sq m / 549 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