



HOLMANS
ESTATE AGENTS

7 Chadwick Court, Stow Road, Moreton-in-Marsh, GL56 0FS

Offers Over £185,000, Leasehold

Property Description

Located on a level position within easy walking distance of the centre of one of the most popular tree lined High Streets in the North Cotswolds this purpose built self contained first floor one bedroom apartment was built in 2019 and has the remainder of a 10 year NHBC guarantee available.

The property has light and airy open plan living accommodation all with light oak style Karndean flooring, a stylish kitchen area with integrated fridge, freezer, oven and hob and the property is warmed with sealed unit double glazing and gas fired central heating from a combination boiler.

There is a stylish bathroom with a rain shower head and a spacious bedroom. The property would be ideal for those looking for a bolt hole in the Cotswolds, single persons, a couple or for those looking for a property for investment purposes (if that was the case the rental value for this property would be around £895 per calendar month - please ask for Holmans terms and conditions for letting and managing property).

The property is one of eight apartments each of which has an unallocated car parking space in the central courtyard area.

Moreton in Marsh has a wide range of shops, hostelrys, restaurants, two doctors surgeries, a range of supermarkets and a local community hospital. The town has its own railway station with links to Oxford and London Paddington.

Accommodation Comprises

Entrance Area

Karndean flooring. Two wall mounted light points. Staircase rising to first floor.

Open plan living room/kitchen

(17' 08" x 12' 04") or (5.38m x 3.76m)

All internal engineered oak doors. Light oak style Karndean flooring throughout the whole of the room. Two skylight windows both with fitted blinds. Kitchen area fitted on two sides with oak style laminate work tops with integrated split level fridge with freezer below. Space and plumbing for automatic washer dryer. Four further base cupboards and one wall mounted cupboard. Externally ducted cooker hood over split level Zanussi electric induction hob with built in electric Zanussi circatherm oven below. Inset sink unit with single drainer and swan necked mixer tap. Two double radiators. Partially vaulted ceiling. Built in airing cupboard with combination boiler for instantaneous hot water and gas fired central heating. Intercom system with camera for access to the front door.

Bathroom/WC

Three piece suite in white with low flush wc, wall mounted wash hand basin with two cupboards below and panelled bath with glazed shower screen, rain shower head and handheld shower spray all with tiled surround. Built in extractor. Velux window. Ladder style chrome heated towel rail and radiator. Ceramic tile floor.

Bedroom

(19' 07" x 8' 04") or (5.97m x 2.54m)

Two double radiators. TV aerial point. Double glazed southerly facing Velux window. Unfitted wardrobes available by negotiation.

Outside

The external graveled parking area has 8 parking spaces available, one for each property on an unallocated basis.

Bin store.

N.B

The heating system can be controlled via a nest system through the internet or an app or as is currently the case a simple manual system.

Leasehold arrangements

The property is held under a 150 year lease from 2019 with an annual ground rent of £134.40 and a monthly service charge of around £60.00 which covers buildings insurance, gardening and the maintenance of communal areas.



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Approximate Gross Internal Area
634 sq ft - 59 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Produced by Potterplans Ltd. 2023



Directions

From our Moreton in Marsh office turn left and continue south along the High Street passing Church Street in the left hand side and just after the Inn on the Marsh public house (on the right hand side) turn left into Chadwick Court. Park in the communal courtyard and the access to number 7 is then on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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