



**HOLMANS**  
ESTATE AGENTS



# 19 Coachman's Court, Station Road, Moreton-in-Marsh, Gloucestershire, GL56 0DE

Guide Price £245,000, Leasehold

## Property Description

Tucked away in a secluded location within a select modern development only 100 yards from all shops and amenities in the High Street in this particularly popular North Cotswold market town. 19 Coachman's Court is an immaculately presented south west facing, two bedroomed ground floor apartment.

The apartment could not be more conveniently located for access to the railway station with links to London Paddington and Oxford and the town centre has a plethora of shops, restaurants, public houses, all on a level location within the town which also hosts the famous Moreton market held every Tuesday since the late 17th century.

Moreton-in-Marsh is located on the Fosseyway, the old Roman road, midway between the adjacent market towns of Stow-on-the-Wold, Broadway, Shipston-on-Stour and Chipping Norton. The town is surrounded by some of the most beautiful villages in the North Cotswolds.

## Accommodation comprises:

### Entrance Hall

(18' 07" x 1' 09") or (5.66m x 0.53m)

A spacious inner hallway, well lit with downlighters and airing cupboard housing pressurised hot water system.

### Living Room

(13' 01" x 15' 06" Max) or (3.99m x 4.72m Max)

French doors leading directly on to attractive communal gardens. There is a feature modern electric fire and a naturally defined dining area.

### Kitchen

(10' 09" x 7' 09") or (3.28m x 2.36m)

Fitted on two sides with granite style laminate worktops, single drainer sink unit, beech-style fronted units incorporating integrated Hotpoint washer-dryer, integrated split-level fridge with freezer below. Five tier drawer units. Split level Bosch stainless steel gas hob with built-in electric circatherm double oven below and externally ducted canopied Bosch cooker hood above. Concealed pelmet lighting illuminating work surfaces, six inset ceiling spotlights. Three further base cupboards and three matching wall mounted cupboards one housing Potter Promax HE Plus gas-fired central heating boiler. Tiled surround to work surfaces. Built-in bookshelf to side of fridge freezer.

### Bedroom 1

(10' 09" x 10' 0") or (3.28m x 3.05m)

With built-in double wardrobe,, access to ensuite, intercom system to front door, tv point, telephone point.

### En Suite Shower Room/WC

With three piece in white, close coupled low flush w.c., pedestal wash hand basin, 3'9" wide fully tiled shower cubicle with folding glazed doors, wall-mounted thermostatic shower attachment , mosaic tiled interior.

### Bedroom 2

(13' 0" x 12' 04") or (3.96m x 3.76m)

Built-in double wardrobes, telephone point.

### Bathroom / WC

With three piece suite in white, with close coupled low flush w.c., pedestal wash hand basin, panelled bath with hand-held shower spray and corner swan-necked mixer tap. Part-tiled with mosaic tiling over bath, single radiator.

## Communal Entrance Hall

With intercom system at the front door on Station Road entering into communal area shared by five other properties. The entrance to this property being the first door on the right hand side.

## Outside

French doors lead on to attractive communal gardens. There is a designated patio area enjoying sun all day.

## Parking

One allocated parking space.

## Services

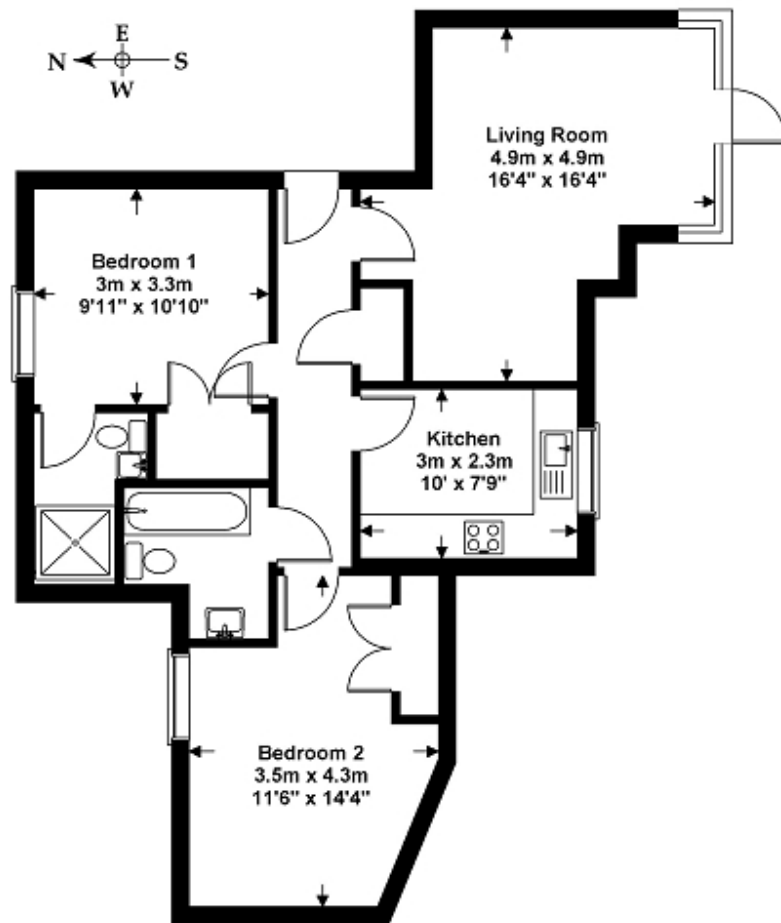
Mains water, gas, electricity and drainage are connected. Gas fired central heating with radiators to all rooms.





# 19 Coachmans Court, Station Road, Moreton in Marsh

Approximate gross internal area 719 sq ft - 66 sq m



## Directions

Proceeding on foot from our Moreton-in-Marsh office, turn left and immediately left again continuing through Old Market Way and through the car park to Station Road. Cross the road and turn left with Coachman's Court on your right hand side and the entrance to this property is then the 4th door on the right hand side. To ring the doorbell, press 19 on the intercom system and then the button depicting a bell.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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