



**HOLMANS**  
ESTATE AGENTS



# 25 University Farm, Moreton-in-Marsh, Gloucestershire, GL56 0DN

Guide Price £225,000, Leasehold

## Property Description

Providing a safe and secure haven for those looking for a retirement retreat close to the centre of this bustling north Cotswold market town, and appealing exclusively to those over 55 years of age, this second floor, two bedroom purpose built penthouse style apartment is positioned 100 yards from the centre of Moreton in Marsh and has an integral lift between the ground, first and second floors.

The property has a renewed contemporary style kitchen with a split level oven/hob, integrated fridge freezer, dishwasher and washer dryer, modern shower room suite and one of the main delights of the property is the stunning 25 ft through living room with a triple aspect affording light and airy accommodation and excellent views over University Farm, surrounding roof tops and the High Street.

There is a video intercom system to the front door and the property is warmed by mainly renewed electric panelled radiators.

University Farm has the services of a site manager who is available within the office until 1 pm each day and for added security the large wrought iron entrance gates are locked in the evenings with each resident having their own key. There is a state of the art heated indoor swimming pool and shower rooms for all the residents fitness and enjoyment.

Moreton-in-Marsh is one of the more traditional market towns in the north Cotswold with a wide range of shops, amenities, pubs, restaurants, bus services and the distinct advantage of its own railway station with direct links to Oxford and London Paddington

## Communal Entrance Hall

Door leading to inner hallway and lift access to second floor.

## Entrance Hall

(19' 6" x 3' 5") or ()

Juliet balcony with wrought iron railing surround, westerly aspect over the grounds of University Farm, intercom system, built in cloaks cupboard and electric panel radiator with shelf above, built in airing cupboard with foam lagged cylinder and immersion heater.

## Front Bedroom 1

(12' 11" x 10' 1") or ()

Outlook over treescape and Moreton High Street, night storage heater, t.v. and fm points, telephone points, double built in wardrobe, dormer window with secondary double glazing.

## Front Bedroom 2

(13' 0" x 9' 6") or ()

Double built in wardrobe, dormer window with easterly aspect, secondary double glazed window, night store heater.

## Shower Room/W.C.

(7' 10" x 6' 7") or ()

Three piece suite in white, pedestal wash hand basin, low flush w.c. and delta shaped shower cubicle with sliding glazed doors on a slightly elevated plinth with tile surround and built in seat and Mira wall mounted electric shower, double mirrored vanity cupboard, electric panelled radiator, shaving mirror, shaver point and heated towel rail.

## Kitchen

(7' 8" x 9' 0") or ()

Fitted on three sides with granite style laminate work tops with split level Hotpoint induction hob with split level stainless steel fronted Hotpoint electric ciratherm oven to one side. Externally ducted canopied cooker hood above hob and split level fridge with integrated freezer below, integrated dishwasher, corner carousel unit and integrated Hotpoint washer dryer. Three tier pan draw, four separate melamine fronted base units and five matching wall mounted cupboards, back to back hatch to living room, inset 11/2 stainless steel sink unit with single drainer, mixer tap and waste disposal unit, attractive westerly aspected over the grounds of University Farm, tile surround to work surfaces.

## Living Room

(25' 3" x 9' 0") or ()

Telephone points, windows on three sides with westerly, northerly and easterly aspected windows two with secondary double glazing, two renewed electric panel radiators with shelves above, two five amp lamp points and t.v. aerial points, archway in between living and dining areas.

## Dining Room

## Outside

When leaving the entrance to the property on the ground floor, there are five parking bays on the left hand side and the parking apportioned to this property is first on the left-hand side and provides parking for one vehicle. There is also a visitor parking area available to the rear of University Farm with access being gained from Parkers Lane which is adjacent to the duck pond and is available on a first come, first served basis. There is a communal garden and seating area in the centre of the development and each of the residents has access to the indoor heated swimming pool which has its own changing room, shower and patio area on two sides.

## Outside 2

## Tenure

The property is held under a 999 year lease from 1986 with an annual service charge of approximately £6,000 per annum, payable quarterly and which includes an element for ground rent, buildings insurance, gardening, communal lighting and the services of a site warden who has an office on site and who is available each morning. The service charge also includes access to the communal indoor heated swimming pool in the centre of the development, which has its own changing room, shower, toilets and patio area.

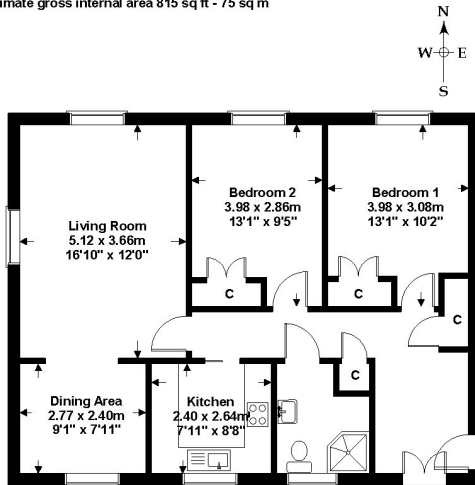






## 25 University Farm, Moreton in Marsh GL56 0DN

Approximate gross internal area 815 sq ft - 75 sq m



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

## Directions

From our Moreton in Marsh office turn left and, crossing over the road, continue south along the High Street, continuing past both mini roundabouts and crossing Bourton Road passing in front of the Swan Hotel and the entrance to University Farm is then approximately 50 yards along on the right hand side through some wrought iron gates and then first left into the communal entrance hall and subsequently the lift to the second floor. If proceeding in a car continue south along the High Street in Moreton in Marsh from our office passing the two mini roundabouts and then after approximately 100 yards turn right in front of the duck pond into Parkers Lane and then right into University Farm continuing straight ahead into a communal car park. Upon leaving the car park turn right passing the swimming pool on the right hand side and right again into a small road with the wrought iron gates dead ahead. Just before the gates turn right into the communal

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>		77
(55-68) <b>D</b>	66	
(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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