



HOLMANS
ESTATE AGENTS

10 Bowling Green Court, Hospital Road, Moreton-in-Marsh, Gloucestershire, GL56 0BX

Guide Price £250,000, Leasehold

Property Description

Forming an integral part of this select retirement development appealing exclusively to those over 55 years of age, this beautifully appointed ground floor two bedroom apartment enjoys open views over gardens to the rear and is strongly recommended for internal inspection.

Upgrading over recent years includes UPVC double glazed windows, programmable wall-mounted electric heaters to most rooms, a well fitted kitchen with all appliances included. There is a rear conservatory-style, light and airy, cosy garden room taking full advantage of the afternoon sun. There are built-in wardrobes to both of the front bedrooms and a recently installed contemporary-style shower room/w.c.

There is a Bristol Care Line remote controlled telephone monitoring service connected to a helpline with a blue tooth necklace for emergency situations.

Bowling Green Court is located on a level position in a quiet cul-de-sac area yet only a few hundred yards from one of the most famous tree-lined high streets in the North Cotswolds with a wealth of shops, hostelrys, cafes and the all important railway station with links to Oxford and London Paddington. The town has two doctors surgeries and its own community hospital.

Accommodation comprises:

Entrance Hall

With private entrance door, wall-mounted programmable electric heater. Built-in airing cupboard with foam lagged cylinder and immersion heater, water meter, built-in cloaks cupboard.

Rear Living Room

(16' 08" x 10' 11") or (5.08m x 3.33m)

Wall-mounted programmable electric heater, moulded timber fire surround with composite marble hearth and flame-effect electric fire, only recently installed. Patio door with attractive outlook over communal gardens and countryside in a westerly direction. Open area leading in to kitchen.

Kitchen

(9' 02" x 7' 0") or (2.79m x 2.13m)

Fitted on three sides with wood grain effect laminate work surfaces, inset 1 1/2 stainless steel sink unit with single drainer and mixer tap. Slot-in Indesit dishwasher, slot-in Whirlpool washing machine. Split-level John Lewis oven and Belling ceramic hob with Bosch cooker hood above. Slot-in, almost full-height fridge freezer in aluminium-style. Six base cupboards and six matching wall-mounted cupboards. Tiled surround to work surfaces with part-illumination and windows back to back to rear conservatory. Wall-mounted Dimplex electric convector heater and built-in extractor.

Rear conservatory

(10' 0" x 8' 05") or (3.05m x 2.57m)

Particularly attractive peninsula room, back to back windows to kitchen and double patio doors leading on to communal lawned gardens, orchard and partial view towards distant countryside. Sloping glazed roof and wall light point with opening skylight window.

Front Bedroom 1

(12' 01" x 10' 11") or (3.68m x 3.33m)

With double built-in wardrobe, programmable electric wall-mounted heater, double built-in wardrobe with hanging space and shelved storage.

Front Bedroom 2

(12' 11" x 8' 07") or (3.94m x 2.62m)

Attractive outlook communal grounds. Built-in single wardrobe, electric programmable wall-mounted heater. Two wall-mounted light points.

Bathroom/W.C.

With three piece suite in white, wash hand basin set in to double cabinet, close coupled low flush w.c. Walk-in full depth and fully tiled shower cubicle with Mira wall-mounted electric shower and built-in seat and handle. Electric towel rail, wall-mounted Dimplex electric convector heater. Large dressing mirror with lights above and three drawer unit. Built-in extractor.

Outside

1 x allocated parking space within the parking area.

Rear Garden

Patio seating area immediately adjacent to this property and then extensive lawned well-screened gardens which are communal and maintained under the service charge.

Front Garden

Open-plan communal area with outside store housing the meter cupboard for this property and for Number 6.

N.B

The property is held under a 999 year lease from 1998 with an annual service charge of £3,690 per annum which includes building insurance, building maintenance, gardening, a telephone monitoring service and eternal window cleaning. An allocated parking space is available, confirmation of which can be sought from the management company representative on site. There is a resident guest suite available to reserve for friends and relatives. Also a Resident Manager onsite during weekdays.



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Approximate Gross Internal Area
710 sq ft - 66 sq m



APPROX SCALE



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.

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Directions

From our Moreton-in-Marsh office, proceeding on foot, continue across the road turning left and then immediately right in to Corders Lane, at the end of which turn right in to Hospital Road and the access to Bowling Green Court is a short way along on the left hand side. Visitor parking bays can be found in a second entrance on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		79
C		
(55-68)	59	
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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