





16a High Street, Moreton-in-Marsh, Gloucestershire. GL56 0AF

Guide Price £215,000, Leasehold

#### Property Description

Occupying a corner location with southerly and easterly dual-aspect along Moreton High Street, this stylishly appointed self-contained first floor, one bedroom apartment offers an ideal opportunity for those looking for a bolt hole in the Cotswolds, as a perfect "lock-up and leave."

There is a first floor open-plan living kitchen beautifully decorated and incorporating two of the nosiest windows in the town particularly on market days on Tuesday.

The hand painted kitchen also incorporates a four stool breakfast bar and a good range of integrated appliances. The double bedroom has built-in wardrobes and a sunny south-facing aspect, elegant colour schemes and lighting as does the beautifully tiled bathroom.

Breakfast is available downstairs in the Victoria coffee bar and the property could not be more conveniently located for all the shops, hostelrys, restaurants and amenities in Moreton-in-Marsh which has its own railway station with links to Oxford and London Paddington.

Ample parking is available in the High Street but why not arrive on the train and walk along the beautiful tree-lined boulevard to your Cotswold escape.

Moreton-in-Marsh is at the junction with the A429, the Fosseway, and the A44 and is a busy traditional market town. Broadway, Chipping Campden, Stow-on-the-Wold and Bourton-on-the-Water are all within an eight mile radius and there to be explored.

The property offers vacant possession on completion and is ready for immediate occupation.

#### Accommodation comprises:

##### Entrance Hall

(12' 11" x 4' 6" Max) or (3.94m x 1.38m Max)

With matting immediately adjacent to the front door, double built-in cupboard housing consumer unit, cloaks rack and easy staircase returning to first floor.

##### Open Plan Kitchen/Living Room

(20' 0" x 12' 9") or (6.09m x 3.89m)

#### Living Room Area

Dual-aspected living room area with a particularly engaging view over the site for Moreton market and the High Street to the east and towards the town hall to the south. Two single wall-mounted electric panelled radiators.

#### Kitchen Area

With four stool breakfast bar, and fitted on three sides with fashionably painted doors incorporating a split-level fridge with freezer below. Integrated inset washing machine. Integrated Belling dishwasher. Two corner carousel units, Samsung ceramic electric hob with canopied cooker hood above, built-in electric circatherm oven below. Two separate base units, three matching wall-mounted cupboards, two with glazed cabinet display fronts and open bookshelf area. Rolled marble tiled surround to work surfaces and antique oak-style linoleum flooring.

#### Inner Hallway

With three engineered oak panelled doors, one housing lagged cylinder and immersion heater.

#### Bedroom

(10' 9" x 8' 8") or (3.27m x 2.64m)

Light and airy southerly-aspected room with outlook along Corders Lane. Single wall-mounted panel electric heater. Two wall-mounted light points. Built-in double wardrobe, one with sliding mirrored door.

#### Bathroom / WC

(7' 1" x 5' 10") or (2.15m x 1.78m)

With matching antique oak flooring to the kitchen. Three piece suite incorporating close coupled low flush w.c., circular ceramic wash hand basin on double cupboard. Contoured panelled bath with curved glazed shower screen and thermostatic shower. Ladder-style heated towel rail and radiator and almost fully tiled rolled marble walls with shaving mirror and built-in Xpelair and glazed shelves.

#### N.B

The property is held under a 250 year lease from December 2018. We are informed there is no structured service charge only a ground rent of £50 per annum.

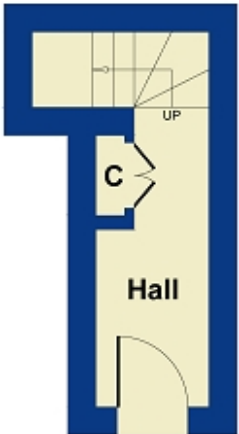
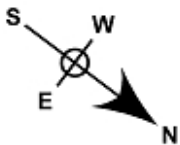




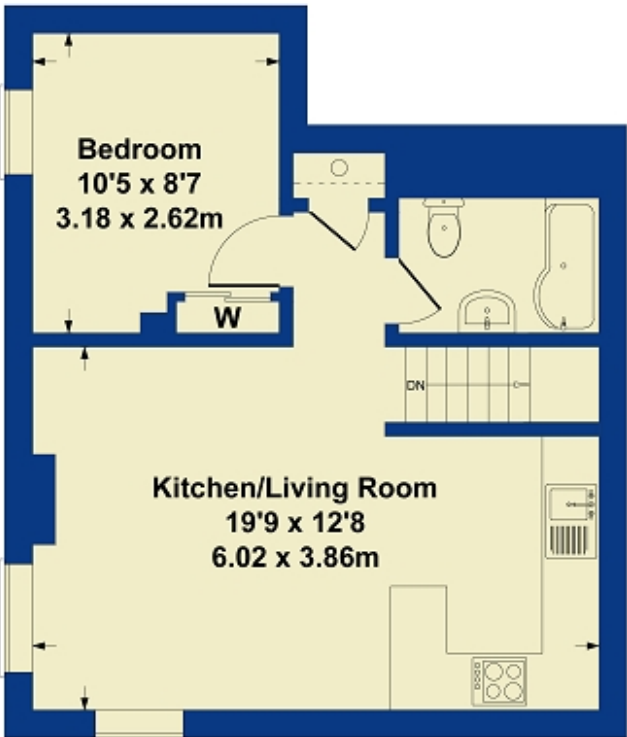


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Approximate Gross Internal Area  
463 sq ft - 43 sq m



GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2025



## Directions

From our Moreton-in-Marsh office, continue on foot across the road to the row of shops, turning left and then this property is on the corner of the High Street in Corders Lane. The entrance is to the right-hand-side of the entrance to the Victoria Cafe.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	41	
(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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