



**HOLMANS**  
— ESTATE AGENTS —

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

Guide Price £219,950, Leasehold

### Property Description

Occupying a corner location of this stylish, modern development close to the centre of this popular North Cotswold market town and allowing ease of access to Moreton-in-Marsh railway station; this stylishly appointed, first floor, two bedroomed apartment is strongly recommended for internal inspection.

There is a contemporary-style open-plan living room and kitchen with a good compliment of units including a built in oven/hob, fridge, freezer and dishwasher. There is a recently renewed ensuite shower room to the master bedroom in addition to a spacious main bathroom and there are built in wardrobes to both bedrooms.

The property has gas fired central heating with a pressurised water system. Externally there is a parking space for one vehicle in an allocated block paved bay and there is pedestrian access to Moreton High Street less than 200 yards away on a level position.

The property is ideal for those looking for an excellent lock up and leave pied-a-terre in the Cotswolds or for those looking for a property for investment purposes, which would let for around £995 per calendar month on an Assured Shorthold Tenancy.

Coachman's Court is located at the end of New Road two hundred yards from one of the most famous high streets in the North Cotswolds with a wide range of shops, tea rooms, hostelrys, two supermarkets, two doctors surgeries and a community hospital. The development takes its name however from it's close proximity from the railway station in Moreton-in-Marsh with links to Oxford and London Paddington.

### Accommodation comprises:

#### Communal Entrance Hall

With stairs ascending to first floor.

#### Entrance Hall

(22' 00" x 3' 00" ) or (6.71m x 0.91m)

With single radiator, intercom system to front door, telephone point, 6 inset spot lights to the ceiling and two power points. Wall mounted circuit breaker unit and airing cupboard containing the boiler for the Megaflo Heatrae Sadia pressurised hot water system.

#### Open plan Living Room/ Kitchen

(17' 01" x 14' 05") or (5.21m x 4.39m)

Kitchen area fitted on 1 and 1/2 sides with laminate worktops with inset 1 1/2 bowl stainless steel sink unit with single drainer and mixer tap, split level stainless steel Bosch gas hob with built in electric circatherm double oven below and externally ducted canopied cooker hood above. Tiled surround to work surfaces, split level fridge with integrated freezer below, dishwasher, four drawer unit and four further base cupboards all in cream melamine finish. Four matching wall mounted cupboards, one housing Potterton promax HE+ gas fired central heating boiler. Two single radiators and corner window with southerly and westerly aspect and attractive outlook over landscaped courtyard. Telephone point, TV aerial point with Sky connection, 14 power points.

#### Rear Bedroom 2

(9' 10" x 7' 10") or (3.00m x 2.39m)

With double built in wardrobe, 6 power points, telephone point and single radiator. Easterly aspect towards the railway station.

#### Main Bathroom

(9' 03" x 5' 07") or (2.82m x 1.70m)

With three piece suite in white with pedestal wash hand basin, low flush wc, contoured and handled panelled bath with corner chrome mixer tap and hand held shower attachment. Mosaic tiled surround to bath and part tiled walls. Single radiator and built in extractor.

#### Master Bedroom

(11' 10" x 8' 06") or (3.61m x 2.59m)

Widening to 12". With double built in wardrobe, single radiator, FM stereo, TV and Sky TV points, 6 power points, telephone point, intercom system to front door. Double doors opening onto balcony.

#### Ensuite Shower Room / WC

With three piece suite in white with wash hand basin set on to double cupboard unit, low flush WC. Recently renewed fully tiled shower cubicle with sliding doors and rain shower head. Shaver point and matt black ladder-style radiator and heated towel rail, built in extractor.

### Outside

Parking space is available for one vehicle which is the fifth parking bay to the south of the central pathway within the communal gardens and adjacent to the lawned area.

### N.B

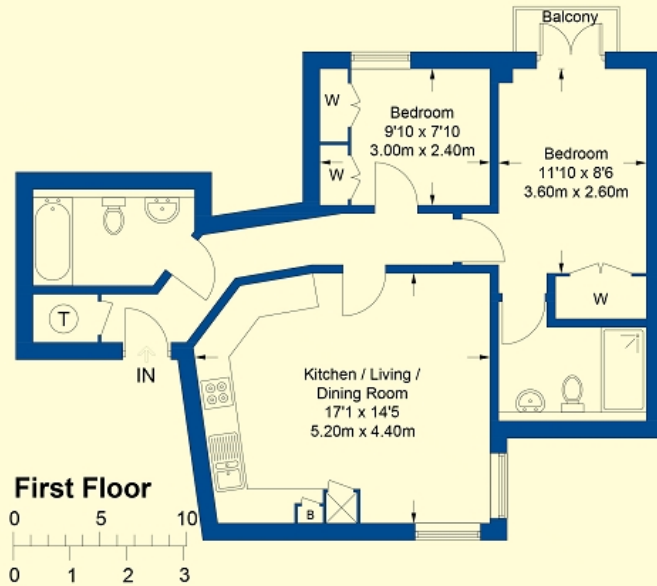
The property is held under a 125 year lease from 2007 with an annual service charge of £1,523.87 and an annual ground rent of £250.00 payable to Remus Management Company.

This covers the maintenance of the exterior of the property, communal entrance and hallway, grounds and gardens.





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Approximate Gross Internal Area = 59.0 sq m / 642 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID732895)

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## Directions

From our Moreton in Marsh office, proceeding on foot, turn left and immediately left again through Old Market Way, continuing through the shopping parade and the car park and crossing over Station Road into Coachmans Court. Continue past the parking bays on the right hand side then turn left into the development and the entrance to this property is then positioned in the far corner on the right 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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