



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

Guide Price £229,950, Leasehold

## Property Description

Forming an integral part of this select modern development and only 100 yards from one of the most famous tree-lined High Street in the North Cotswolds, this purpose-built self-contained two bedroom, first floor apartment enjoys views to the rear over communal gardens and a sunny south-facing aspect to the front.

Owned by the same family since the property was built in 2007, the apartment has clean smart lines, light oak-style laminate doors and a smart matching fitted kitchen with a range of integrated appliances. The property is warmed with gas fired central heating and sealed unit double glazing.

Both double bedrooms have built-in wardrobes, there is a smart modern bathroom and an ensuite shower room to the master bedroom.

Externally the property has not only one but two individual garages.

The property is ideal for those looking for a main or supplementary home and is a perfect lock and leave.

Coachmans Court could not be more conveniently located on a level position to the High Street and to the towns railway station with links to Oxford and London Paddington. There is a wide range of shops, supermarkets, a community hospital and two doctors surgeries.

## Accommodation comprises:

### Ground Floor Communal Entrance Hall

With steps rising to first floor. On the right-hand side there is a partially glazed door leading to a lobby area.

### First Floor

#### Entrance Hall

(23' 5" x 3' 7") or (7.15m x 1.10m)

With ceramic tile style Karndean flooring, intercom system to front door. Single radiator, inset spotlights to ceiling, access to loft space. Built-in airing cupboard with MegaFlo pressurised hot water system.

#### Living Room

(17' 02" Max x 15' 11" Max) or (5.23m Max x 4.85m Max)

L-shaped room with study area. Two single radiators, outlook over communal gardens and two ceiling light points.

#### Kitchen

(9' 06" x 6' 11" ) or (2.90m x 2.11m)

Fitted on three sides with granite-style laminate work tops with inset 1 1/2 stainless steel sink unit with single drainer and mixer tap. All light oak-style units and tiled surrounds to work surfaces. Split-level fridge with freezer below, Bosch gas hob with built-in electric oven and grill below, externally ducted cooker hood above. Integrated washer dryer, integrated five bottle wine rack, five drawer unit and four separate base units. Six wall-mounted cupboards, one housing Potterton Bromax HE Plus gas fired central heating boiler. Single radiator. Tiled-style flooring. Inset spotlights to the ceiling and built-in extractor. Sunny southerly-aspected window.

#### Front Bedroom 1

(13' 03" x 10' 06" ) or (4.04m x 3.20m)

With single radiator, southerly outlook towards trees. Double built-in wardrobe.

#### Ensuite Shower Room/WC

With three piece suite in white, low flush w.c., pedestal wash hand basin. 1.158 m shower cubicle with folding glazed doors, fully tiled interior and thermostatic shower unit. Ladder-style heated towel rail and radiator and tiled style flooring.

#### Rear Bedroom 2

(10' 10" x 10' 04" ) or (3.30m x 3.15m)

With single radiator, double built-in wardrobe, outlook over communal gardens.

#### Bathroom / WC

With matching flooring to hallway, three piece suite in white, pedestal wash hand basin, low flush w.c., handled panel bath with mixer tap and hand-held shower spray. Double mirrored vanity cupboard and built-in extractor. Single radiator and chrome towel rail.

#### Outside

The property has two allocated garages both with power installed.

#### Garages

(18' 11" x 9' 1") or (5.76m x 2.78m)

From the front communal entrance door turn left and immediately left again along a tarmaced driveway where there are a row of garages in a line. The two belonging to this property are the seventh and eighth on the left hand side and immediately adjacent to the entrance to Number 41 and Number 42 Coachman's Court. Both have metal-up-and-over doors and power and light installed.

## N.B

The property is held under a 125 year lease from 2007 with a six monthly service charge of £868.00 (payable January to June and July to December) and an annual ground rent of £250.00 payable to the Remus management company. The service charge covers insurance, maintenance of communal parts and gardening. Exact terms and conditions of the maintenance charge can be ascertained in pre-contract enquiries prior to exchange of contracts.



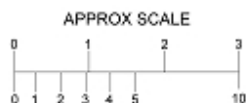


# 8 Coachmans Court Moreton-in-Marsh GL56 0DE

Approximate Gross Internal Area  
732 sq ft - 68 sq m



FIRST FLOOR



## 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, turn left and immediately left again continuing through Old Market Way, crossing the following car park and the entrance to this property is then almost dead ahead through a communal entrance door.

| 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>                                                 | 78      | 78        |
| (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                      |         |           |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small> |         |           |

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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