



HOLMANS
ESTATE AGENTS

23 University Farm, Moreton-in-Marsh, Gloucestershire, GL56 0DN

Guide Price £235,000, Leasehold

Property Description

Prominently positioned along this tree-lined boulevard to the south of this popular North Cotswold market town and offering light and airy accommodation, this purpose-built first floor, two bedroom apartment is perfect for those looking for a retirement retreat only a short walk from all shops, facilities and amenities on a level position in the town and is exclusive to the over 55 years of age.

The main feature of the property is the living room with a triple aspect including easterly and southerly facing windows incorporating a bay window creating a dining area to the side. Reminiscent of the bridge on a ship there are engaging views to be enjoyed over the busy Stow Road screened by some mature trees and insulated by double and triple glazed windows.

The property has not only a spacious shower room/w.c. but also a separate wash room and both double bedrooms have double built-in wardrobes.

All rooms have cornice moulded ceilings, background heating from electric night store heaters and there is a pressurised hot water system. The galley-style kitchen has a built-in oven and hob and a south-facing window.

All six apartments within this part of University Farm are approached by a lift as well as a separate staircase. Within the communal grounds each of the residents has access to the heated indoor swimming pool for exercise with its own shower and changing rooms and enclosed patio area which can be booked for private parties. This property has its own tarmac parking space only a short walk away within the development.

Moreton-in-Marsh is one of the more traditional market towns in the north of the Cotswolds with a famous tree-lined High Street, two good quality supermarkets, a wide range of shops, tearooms and hostelrys and the all important railway station with links to Oxford and London Paddington.

Accommodation comprises:

Ground Floor Communal Entrance Hall

With lift and staircase rising to first floor.

Entrance Hall

(14' 9" x 3' 10" Min) or (4.50m x 1.17m Min)

Video intercom system to front door. Airing cupboard with pressurised hot water cylinder and rack storage above. Night store heater.

Washroom

Two piece suite in white, low flush w.c., pedestal wash hand basin with tiled splashback. Built-in extractor.

Corner Living Room

(18' 7" x 19' 3") or (5.67m x 5.87m)

Two night store heaters. Dual-aspected room with easterly elevation to the front over treescape and the High Street. Two southerly facing windows to the side with sunny south-facing aspect including one with a bay window forming a perfect dining area. Access to kitchen.

Kitchen

(12' 4" x 5' 6") or (3.77m x 1.67m)

Fitted on three sides with laminate worktops, inset asterite sink unit with single drainer and mixer tap. Space and plumbing for automatic washer, space for fridge freezer. Integrated Zanussi multi-cook electric oven. Split-level ceramic hob with cooker hood above. Eight light oak fronted base cupboards, twelve wall-mounted cupboards. Access to small loft area over the bay window.

Shower Room / WC

(6' 4" x 6' 2") or (1.93m x 1.87m)

Full-width walk-in shower cubicle with built-in seat, fully tiled interior and Mira Advanced thermostatic electric shower unit. Low flush w.c., pedestal wash hand basin. Built-in extractor, shaver point and mirrored vanity cupboard. Ladder-style heated towel rail and radiator.

Front Bedroom One (Central)

(11' 4" x 10' 6") or (3.46m x 3.19m)

Double built-in wardrobe, wall-mounted electric heater. Easterly aspect over treescape and Stow Road.

Front Bedroom Two

(11' 9" x 10' 5") or (3.59m x 3.17m)

Wall-mounted electric heater. Easterly aspect over treescape. Double radiator. Double built-in wardrobe.

Outside

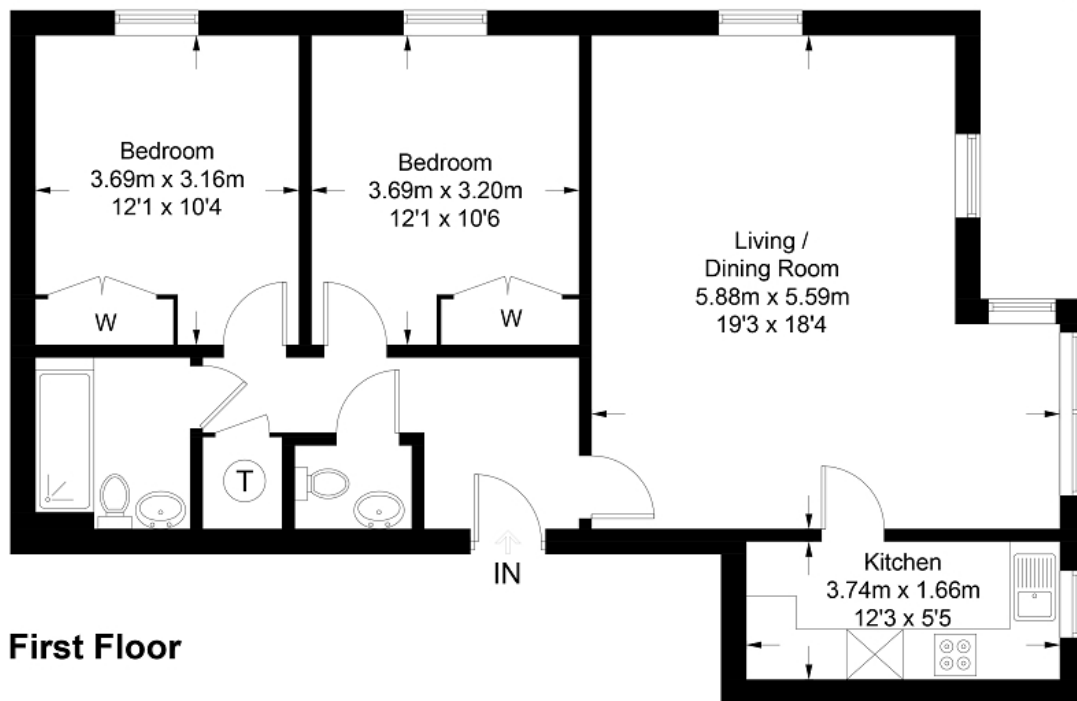
Within the beautifully maintained grounds there is a communal central lawned area and a managers office which is open each morning during the week. There are nine visitor parking spaces and across Parkers Lane the development also owns an aquatic garden with several resident ducks in the purpose built pen. The parking space allocated to this property is accessed by continuing from Parkers Lane, past the managers office and visitors parking, continuing straight on to the end of the tarmaced drive with the parking space apportioned to this property then being the third one on the left-hand side.

N.B

The property is held under a 999 year lease from 1984 with an annual service charge currently of £6,172.00 per annum which covers building maintenance and insurance, maintenance of the gardens, alarms, cleaning of communal areas, lighting and heating of communal areas and the maintenance of the swimming pool.



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First Floor

Approximate Gross Internal Area = 74.8 sq m / 805 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1239823)

Directions

From our Moreton-in-Marsh office, turn left and continue south along the High Street, passing the Manor House Hotel on the left-hand side, and just before the water garden on the right-hand side, turn right in to Parkers Lane and first right again in to the development. The visitors parking is then on the right-hand side. When exiting the parking bay, turn right and immediately right again and at the end of the pathway, just before the wrought iron gates, the entrance to the property is on the right-hand side.

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

Barklays House, High Street, Moreton in Marsh, GL56 0AX
Tel: 01608 652345

Email: sales@holmansestateagents.co.uk
www.holmansestateagents.co.uk

121 Park Lane, Mayfair, London W1K 7AG
Tel: 02074 098391