



HOLMANS
ESTATE AGENTS

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

Guide Price £250,000, Leasehold

Property Description

Forming an integral part of this retirement development appealing exclusively to those over 55 years of age, this well appointed ground floor, two bedroom apartment enjoys open views to the front over pretty communal garden.

The property includes Upvc double glazed windows, wall-mounted electric heaters, a well-fitted kitchen with appliances. There are built-in wardrobes to both bedrooms and a contemporary style shower room and W.C. There is a Bristol Care line remote controlled telephone monitoring service connected to a help line with a blue tooth necklace for emergency situations.

Bowling Green Court is located on a level position on a quiet cul-de-sac area only a few hundred yards from one of 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

Spacious hallway with rooms leading off. Wall-mounted electric heater. Cupboard housing water tank with shelf above. Second cupboard used for storage with hanging rail and shelf above. Two sets of coat hooks. Part-glazed door leading to living room.

Shower Room

Two piece suite, low level w.c. set in a vanity unit offering storage space below and a vanity mirror above. Large double walk-in shower with thermostatic shower head and grab rail. Part-tiled to four walls. Tiled floor. Small glazed window to front aspect. Emergency pull cord. Spotlights to the ceiling. Part-glazed door leading to;

Sitting/Dining Room

(16' 08" x 10' 02") or (5.08m x 3.10m)
Double aspect overlooking the pretty communal gardens. Wall-mounted electric heater. T.v. point. Wall lighting. Archway leading to open-plan kitchen.

Kitchen

(10' 02" x 9' 0") or (3.10m x 2.74m)
Kitchen fitted on three sides. One and a half stainless steel Frankie kitchen sink with chrome mixer taps. Dark oak wooden effect laminated work surface. Four drawers. Five wall-mounted cupboards. Three single cupboards. Space and plumbing for washing machine. Six base units. Slim line larder cupboard. All cupboards cream Shaker style with wooden handles. Integrated fridge freezer. Half-tiled to three walls. Bosch double oven and Bosch five ring ceramic hob with chrome splashback and chrome cooker hood above. Two windows looking out to Hospital Road.

Bedroom 2

(12' 0" x 9' 0") or (3.66m x 2.74m)
Windows looking over views to car park and Hospital Road. Wall-mounted electric heater. Fitted double wardrobe.

Master Bedroom

(18' 0" x 12' 06") or (5.49m x 3.81m)
Double aspect to front. Two fitted double wardrobes with hanging rails and shelf above. Wall-mounted electric heater. T.v point.

Outside

Front Garden

Grassed area well stocked with shrubs and flowers. Covered porch way with access to outside store housing meter cupboards and shelving.

N.B

The property is held under a 999 year lease from 1998 with an annual service charge of £3,990.63 per annum which includes building insurance, building maintenance, gardening, telephone monitoring service and internal window cleaning.

There is a resident guest suite available to reserve for friends or relatives coming to stay. There is also a resident site manager onsite during week days.



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Approximate Gross Internal Area = 72.9 sq m / 785 sq ft
(Excluding External Cupboard)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1315924)

Directions

From our Moreton-in-Marsh office, proceed on foot crossing over the road and turning left then taking the first right into Corders Lane. At the end turn right into Hospital Road and the access to Bowling Green Court is a short way along on the left-hand side. Number 29 is located in the left hand corner. For parking, proceed up the driveway and the visitors parking bays can be found when taking the 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) C		75
(55-68) D		
(39-54) E	42	
(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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