



**I Coachmans Court**  
Moreton-In-Marsh  
Gloucestershire  
GL56 0DE



## Description

A well-presented two bedroom apartment located on the ground floor of this popular complex, which is situated just a short walk from the mainline train station and a few hundred yards from Moreton in Marsh's popular High Street. The property is ideal for investment or first time buyers and is offered with no onward chain. The accommodation briefly comprises: entrance hall, sitting/dining room with feature fireplace and doors opening onto communal gardens, kitchen with a range of integrated appliances, principal bedroom with fitted wardrobes and an en-suite shower room, second bedroom also with fitted wardrobes and bathroom. Outside there are communal gardens and single garage with electric up and over door. Internal inspection is highly recommended.

## Location

Moreton in Marsh has been a prosperous market town for many years - and the commercial tradition continues today, with weekly Tuesday markets and a thriving high street that provides residents with a wide range of amenities. The town enjoys excellent public transport links including a direct rail link to London Paddington (via Oxford), and amenities include two large supermarkets, two smaller food stores and a variety of tearooms, cafes, shops, and pubs. Moreton in Marsh has a primary school in the town (St David's Church of England) and is within the catchment area for both Chipping Campden School and The Cotswold School in Bourton on the Water, both secondary schools.



## Directions

From the offices of Harrison James & Hardie in Moreton in Marsh, turn right and at the mini roundabout turn left, signposted for Chipping Norton. Take the next left into Station Road and Coachmans Court will be found on the right hand side.

## Tenure & Possession - Leasehold

We understand the property to be Leasehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

## Viewing Arrangements -

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	<b>74</b>	<b>75</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## 1 Coachmans Court

Approximate Gross Internal Area = 74.4 sq m / 801 sq ft  
Garage = 16.1 sq m / 174 sq ft  
Total = 90.5 sq m / 975 sq ft



### Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

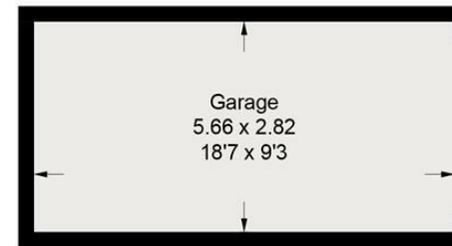
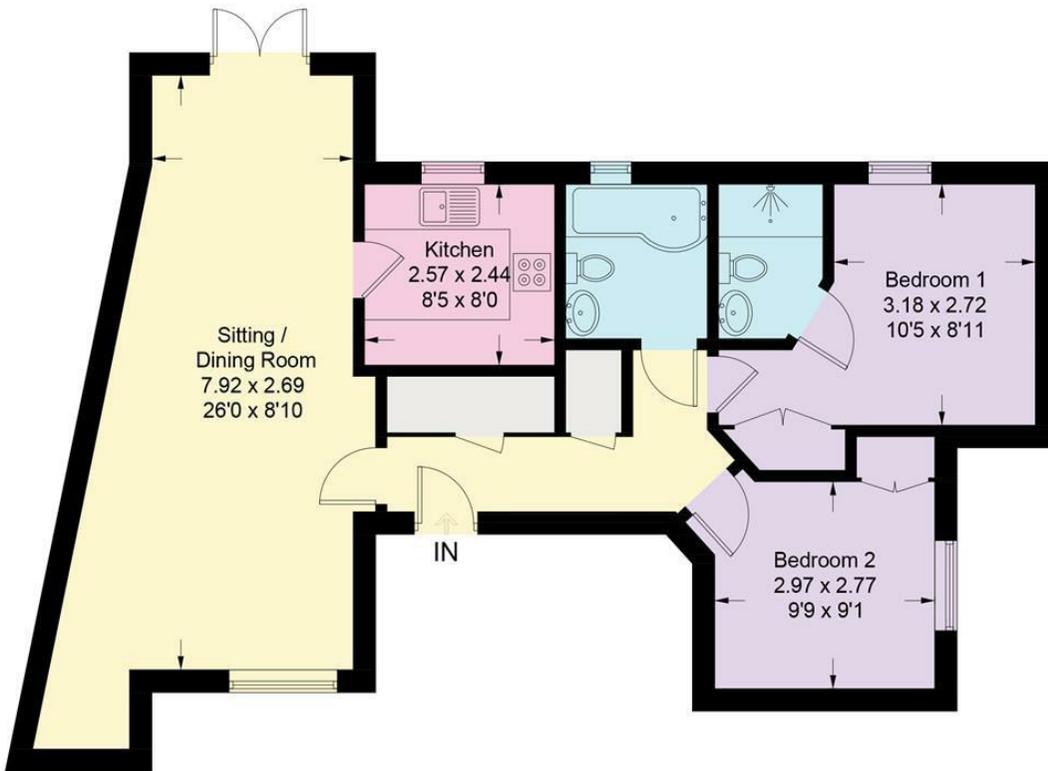
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### Bourton on the Water

High Street, Bourton on the Water  
GLOS GL54 2AN  
Tel: 01451 822 977 Fax: 01451 822 961  
Email: [bourton@harrisonjameshardie.co.uk](mailto:bourton@harrisonjameshardie.co.uk)

### Moreton in Marsh

High Street, Moreton in Marsh  
GLOS GL56 0AF  
Tel: 01608 651 000 Fax: 01608 651 411  
Email: [moreton@harrisonjameshardie.co.uk](mailto:moreton@harrisonjameshardie.co.uk)



(Not Shown In Actual Location / Orientation)

Ground Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID711097)