



Coachmans Court, Station Road, Moreton-In-Marsh

Guide Price £245,000



A well presented two bedroom apartment located on the second floor of this popular complex, which is situated just a short walk from the mainline railway station to London Paddington and Oxford, available with no onward chain.

Situated in a convenient central location, this well-positioned apartment offers comfortable and practical living, making it an ideal choice for first-time buyers, downsizers and investors alike.

The accommodation comprises two generous double bedrooms, two bathrooms and an open-plan kitchen/diner with integrated white goods, creating a sociable and versatile living space. The accommodation further benefits from a spacious hall area with ample space which can provide a convenient home office space.

A particular benefit is the inclusion of a garage with power, providing valuable additional storage or parking convenience.

The apartment is ideally placed for access to a range of local amenities, with the railway station also within close proximity. This makes it an excellent option for commuters seeking a well-connected home.

EPC: C

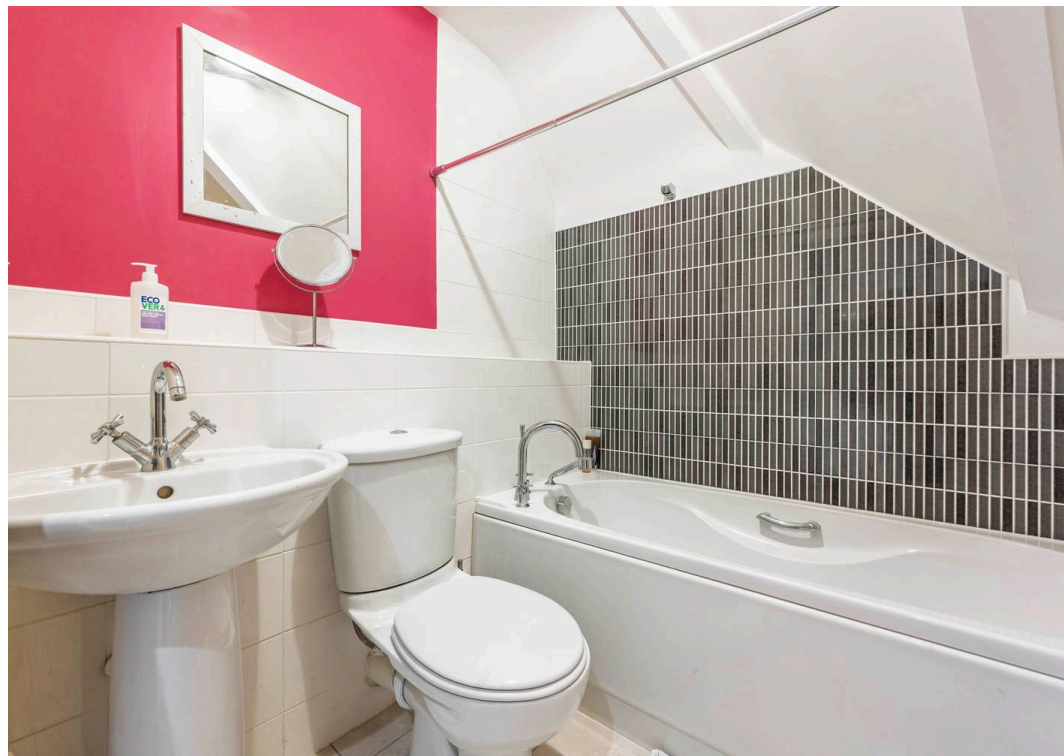
Council Tax Band: C

Tenure: We believe the property to be **Leasehold**. We believe the length of the lease is 125 years starting in 2007.

Service Charge - Approx £3116.94 p/a

Ground Rent - Approx - £250 p/a



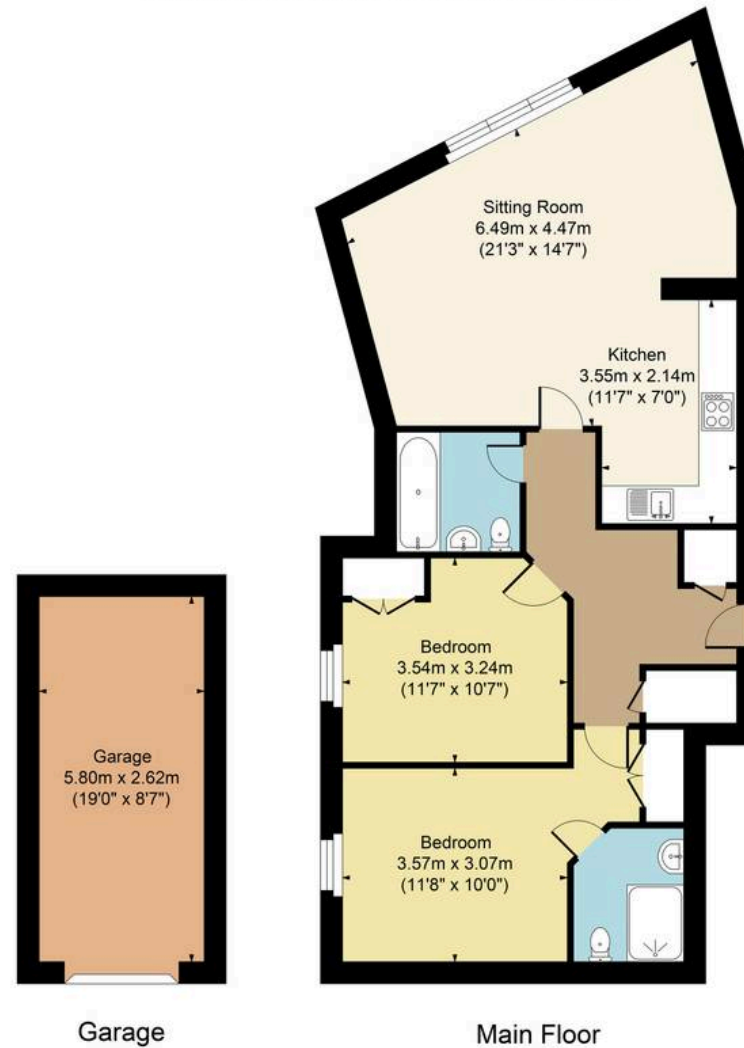




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	2	2
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

Main House Approx. Gross Internal Area:- 76.53 sq.m. 824 sq.ft.
 Garage Approx. Gross Area:- 15.20 sq.m. 164 sq.ft.
 Total Approx. Gross Area:- 91.73 sq.m. 988 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

www.dmlphotography.co.uk