



HARRISON  
Sales &  
Lettings  
HARDENSON

**Bowling Green Court Hospital Road, Moreton-In-Marsh**

Guide Price **£230,000**

Moreton-In-Marsh





11 Bowling Green Court is a ground floor two bedroom retirement apartment situated within walking distance of the town centre.

The front door takes you into the spacious hallway with storage cupboard to the right, and a further space that houses the airing cupboard and hot water tank. Further along the two double bedrooms open off the hall on each side. Both bedrooms are light, with views to over the gardens, and also have fitted wardrobes.

Further down the hall is the bathroom with walk in shower.

At the end of the hall is the bright and spacious sitting-dining room with French doors opening out to a private seating area with open access to the landscaped gardens. Off the sitting room is the door to the kitchen with fitted units, and which opens out to a lovely conservatory in use as a dining area.

The conservatory doors open out to a beautiful private patio with views of the manicured communal gardens and with far reaching countryside views.

There is allocated residents parking with further general spaces for visitors.

The current maintenance charge is approx £307pcm which briefly includes: an onsite resident manager during week days, maintenance of all communal grounds, building insurance, a guest suite available to book for friends and relatives for a small fee, and a contribution to the sinking fund.

Tenure: We understand the property to be **Leasehold**. There are 963 years remaining (999 years from 03/05/1988). Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

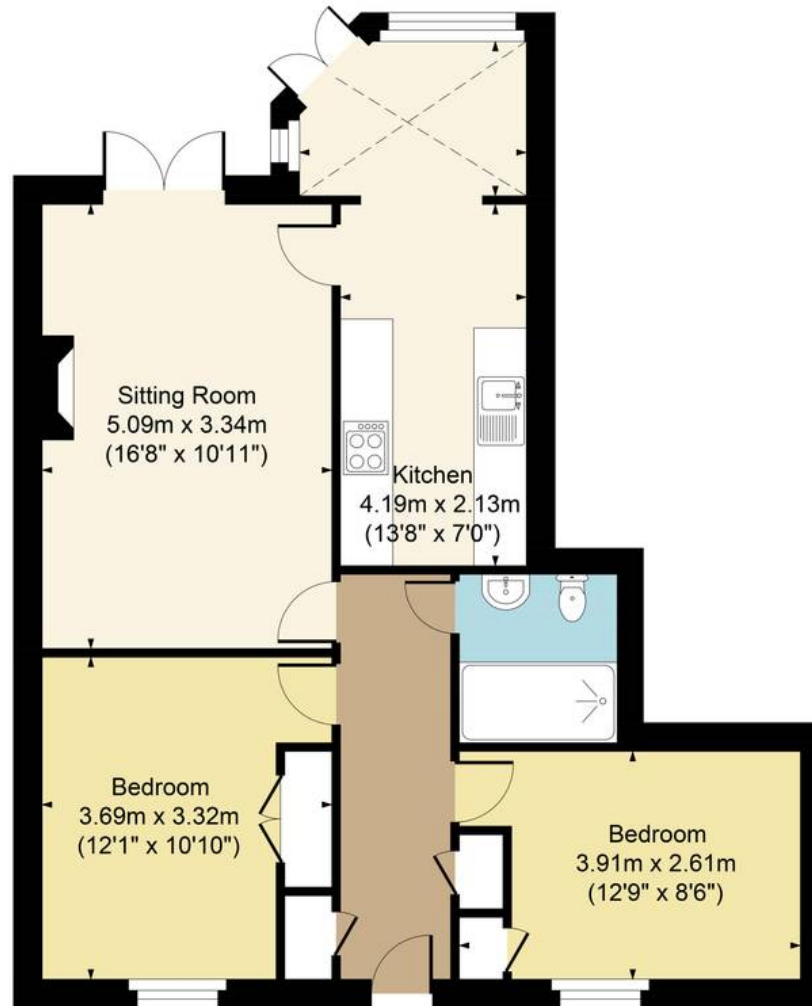








**11 Bowling Green Court, Moreton, GL56 0BX**  
Main House Approx. Gross Internal Area:- 64.11 sq.m. 690 sq.ft.  
Total Approx. Gross Area:- 64.11 sq.m. 690 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ Denotes restricted head height  
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