

Peter Clarke

IN ASSOCIATION WITH

Winkworth



2 Milton Court High Street, Blockley, Moreton-In-Marsh, GL56 9ET

- First floor apartment
- One spacious double bedroom
- Dual aspect sitting room
- Fitted kitchen
- Luxury shower room
- Beautiful views from all windows



£275,000

Immaculate one bedroom apartment with stunning views. Renovated by the current owner in 2018 including kitchen, bathroom, and having the sash windows repaired. The apartment now offers a beautiful bolthole for those wanting a low maintenance home in this desirable Cotswold village.

BLOCKLEY

is situated midway between the Cotswold market towns of Moreton-in-Marsh and Chipping Campden. Historically, Blockley was a centre for the silk industry in the 18th and 19th centuries, harnessing the water from Blockley Brook which flows through the centre of the village. There is a shop and café with fine dining in the evening, two pubs, sports club, fitness gym, primary school and numerous societies in the village. Nearby Moreton-in-Marsh, is the world renowned Batsford Arboretum and is well served with shops, supermarkets, doctor's and dentist surgeries, and mainline train service to London Paddington. Longborough is also close by with their annual opera season.

ACCOMMODATION

The front door is located under the archway and upon entering there are stairs to the apartment on the first floor. There are the most wonderful views from all windows. The shower room has a luxury walk in rainforest shower, w/c, handbasin and heated towel rail. Fitted kitchen with integrated appliances. Spacious double bedroom. The sitting room is dual aspect with sash windows providing plenty of light and showcasing the views. In addition there is a wood burning stove for cosy autumn evenings.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 999 years from 1985, and a current maintenance charge of £1200 per annum, although we have not seen evidence. There are four owner Directors who all own a share of the freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas and electricity are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

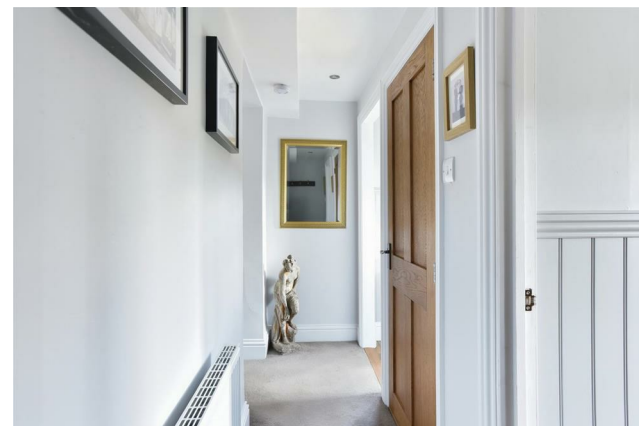
LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Aug 26) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom Aug 26)

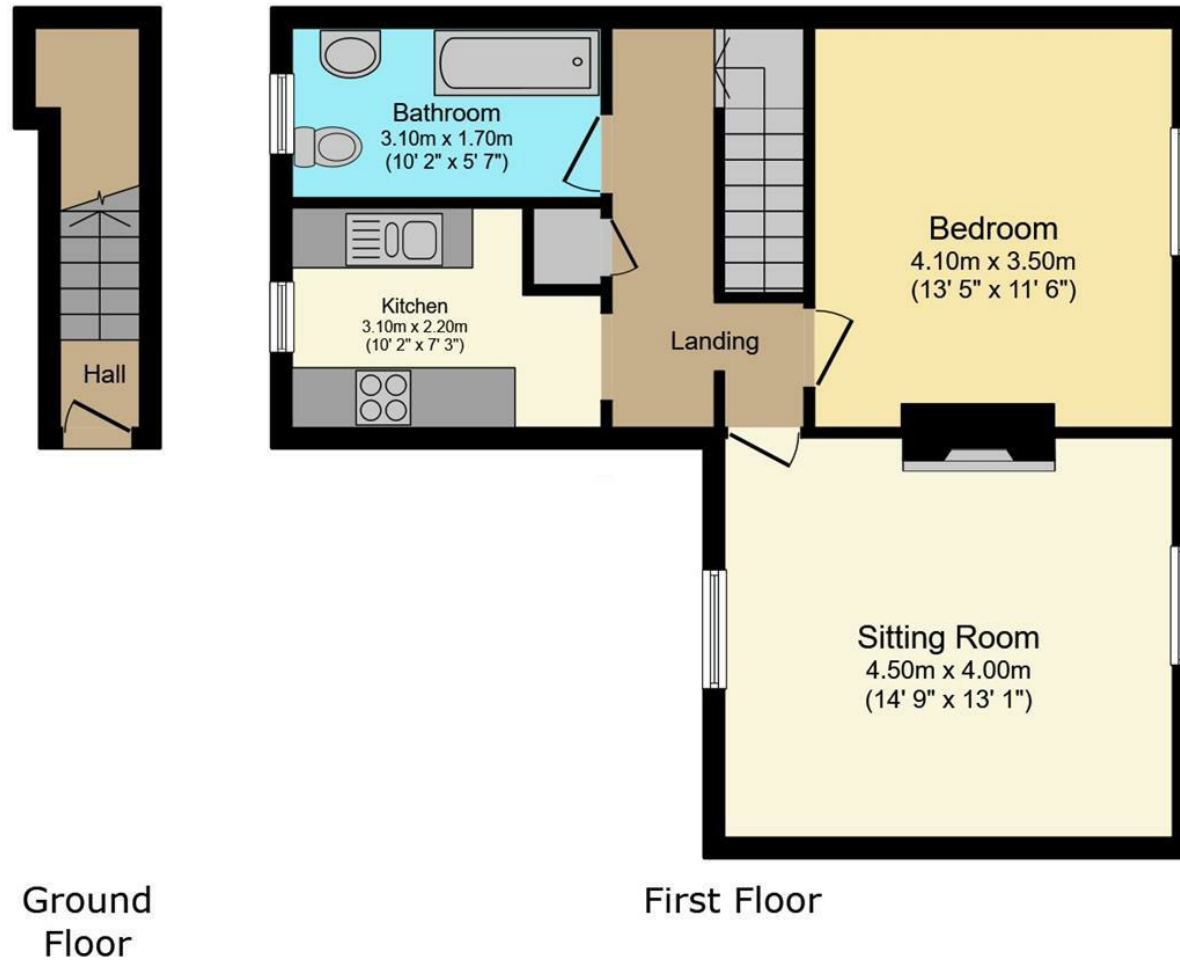
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



High Street, Blockley



Total floor area: 57.1 sq.m. (614 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

IN ASSOCIATION WITH

Winkworth