

HARRISON
Sales &
Lettings
ARDENSON



Manchester Court, Moreton-In-Marsh



Offered for sale with no onward chain, this spacious one bedroom maisonette presents an excellent opportunity for first time buyers or investors seeking a centrally located property with potential for modernisation.

Downstairs the property features a large entrance hall, leading into an open plan kitchen and living area, benefiting from ample natural light and a large storage cupboard under the stairs. Upstairs there is a large double bedroom, bathroom, landing/storage space and a practical utility room, providing valuable additional space that can be tailored to suit individual needs.

The property offers generous storage throughout and is conveniently situated close to local amenities. Residents will enjoy easy access to shops, cafes, and essential services. An allocated parking space adds to the convenience of this property.

Local train connections offer direct routes to both London and Oxford (ideal for commuters or those seeking swift travel options). With its bright interiors, this maisonette offers scope for personalisation and improvement, allowing buyers to put their own stamp on the property. Early viewing is highly recommended to fully appreciate the possibilities on offer.

Tenure: We believe the property to be **Leasehold**. We believe the length of the lease is 125years starting in 1991. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Ground Rent: Approx. £150 per annum.

Service Charge: Approximately £250.75 per quarter.

Council Tax: B

EPC: C

[what3words///rang.keys.swims](https://www.what3words.com/rang.keys.swims)





Main House Approx. Gross Internal Area:- 81.60 sq.m. 878 sq.ft.



Ground Floor

First Floor

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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