

17 The Grange

High Street, Moreton in Marsh, Gloucestershire, GL56 0AU



**PRICE: Offers in Excess of
£300,000**

Lease: zero years

Property Description:

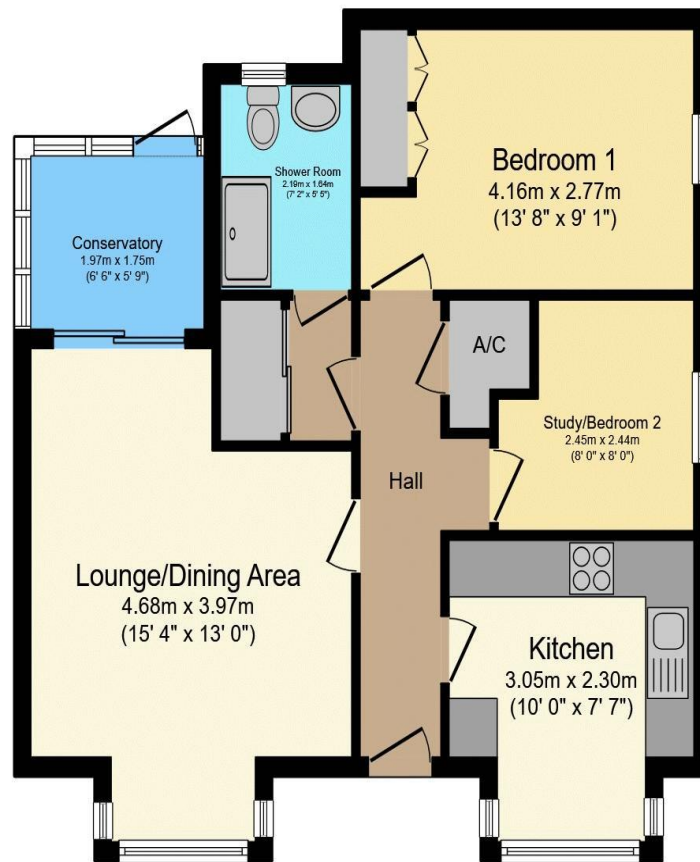
A TWO BEDROOM DETACHED RETIREMENT BUNGALOW WITH PRIVATE REAR GARDEN AND CARPORT

The Grange comprises 31 properties, a mixture of cottages, maisonettes, bungalows and flats arranged over 3 floors. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom and is fitted with a smoke detector connected to a main fire panel. It is a condition of the lease that all purchasers be over the age of 55 years. The cottages, bungalows and maisonette are freehold and the apartments are leasehold. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply

- Resident development Manager
- Minimum Age 55
- 24 hour emergency Appello call system
- Freehold and lease hold properties
- Service Charge £4,678.29 Ground Rent £N/A



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 62.8 m² (676 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/04/25

Annual Ground Rent:

£NA

Ground Rent Period Review:

NA

Annual Service Charge:

£4,678.29

Council Tax Band:

D

Event Fees:

0% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.