



12 St. Mary's Mead, Witney OX28 4EZ

A 2 bedroom first floor apartment in this desirable retirement development in the centre of Witney. The property is extremely well presented and provides spacious and light accommodation, to include a hall, double aspect living/dining room and a kitchen with a breakfast area, together with an ensuite and main shower room. The development is for those over 55 and is beautifully maintained with landscaped gardens and 2 large ponds. There is a small shared patio area and allocated parking.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £265,000

www.thomasmerrifield.co.uk

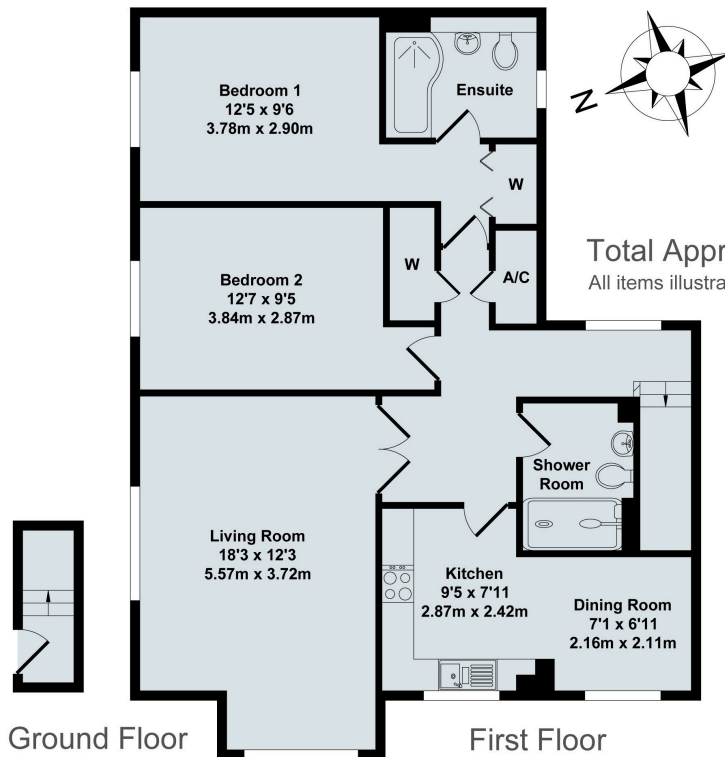


12 St. Mary's Mead, Witney, Oxfordshire OX28 4EZ

- Entrance Hall
- Living/Dining Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Ensuite & Main Shower Room
- Double Glazing & GCH
- Allocated Parking Space
- Shared Patio & Communal Gardens
- St. Mary's Mead Facilities
- Close To The Town Centre

Directions

Leave our office in Market Square and proceed along Langdale Gate, turning right at the roundabout onto Witan Way. Take the first turning on the right into St. Mary's Mead. Proceed into the development and bear left. The property is then found on the left hand side. 25G24



12 St. Marys Mead

Total Approx. Floor Area 908 Sq.Ft. (84.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band E / EPC Rating: 73/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold - 125 years from 1989. Current Annual (2024) Service Charge £3233.67. Current Annual (2024) Ground Rent £601.74.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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