



1 Blenheim Heights, Witney OX28 1DY

Draft details - may be subject to alterations. A 2 bedroom ground floor apartment situated in a delightful position just off the Woodstock Road in Witney and part of a small and exclusive retirement development of only 21 properties for those over the age of 55. The property has french doors from the living room with direct access onto a small covered paved area and a screened outside space within the development. This lovely apartment has a fitted kitchen, 2 good size bedrooms and a shower room, plus double glazing and gas central heating. Non-allocated parking is available on the development, and there is the added benefit of a 24 hour safety system, a day room for residents and a guest suite for family and friends to use. There is a bus stop just outside Blenheim Heights - offering regular service into Witney town centre.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £225,000

www.thomasmerrifield.co.uk

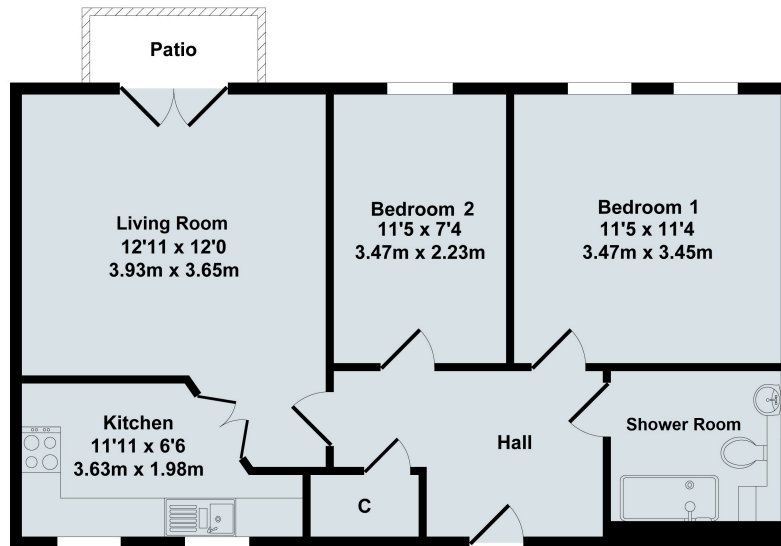


1 Blenheim Heights, Witney, Oxfordshire OX28 1DY

- Entrance Hall
- Living/Dining Room
- Kitchen
- 2 Bedrooms
- Shower Room
- Double Glazing & GCH
- Covered Paved Area
- Non-Allocated Parking Available
- 24 Hour Safety System
- Residents' Day Room & Guest Suite

Directions

Leave our office in Market Square and proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Follow this road along to the traffic lights, turning right onto High Street. Continue along and proceed straight over the roundabout onto Bridge Street. Proceed straight over the double mini roundabouts onto Woodstock Road. Follow this road along - the entrance to Blenheim Heights is found on the right hand side - between 102a & 104. 10H24



1 Blenheim Heights, Witney

Total Approx. Floor Area 603 Sq.Ft. (56.0 Sq.M.)

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

Local Authority:

WODC Tax Band C / EPC Rating: 76/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold: 999 years from 2012. Current (2024)

Service Charge: £1320 per annum. Ground Rent: Zero.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

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3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
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