

37 Oat Court, Witney OX29 0AQ

Draft details - may be subject to alterations.

A spacious and light 2 bedroom first floor apartment, with a modern contemporary layout and the advantage of a balcony providing pleasant outside space. The property is set in an attractive position on the edge of Witney and close to Witney Lakes Golf Course country club www.witneylakes.com

The accommodation includes an entrance hall, living/dining room and open plan kitchen with appliances, 2 double bedrooms and a bathroom, double glazing, electric heating and an allocated parking space.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £250,000

www.thomasmerrifield.co.uk

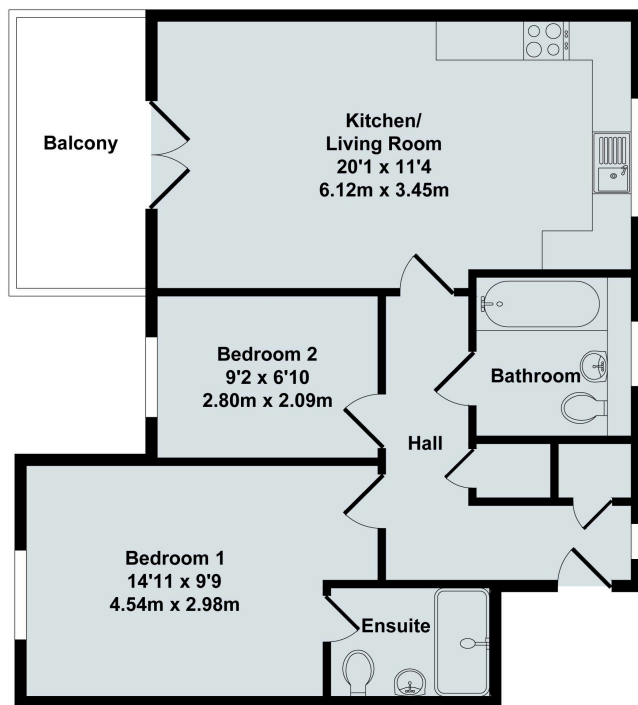


37 Oat Court, Witney, Oxfordshire OX29 0AQ

- Entrance Hall
- Living/Dining/Kitchen
- Balcony
- 2 Bedrooms
- Ensuite
- Bathroom
- Double Glazing
- Electric Heating
- No Onward Chain

All mains are connected (except gas).
Ultrafast broadband available. Mobile & data:
indoor - EE, Vodafone, O2 - 'Likely' coverage
for voice. Limited with Three. Outdoor -
Coverage is 'likely' for EE, Vodafone, Three &
O2.

02E25



37 Oat Court, Witney

Total Approx. Floor Area 600 Sq.Ft. (55.70 Sq.M.)

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

Local Authority:

WODC Tax Band C / EPC Rating: 69/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold Service Charge (2025) £1572 p.
a. No Ground Rent.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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