

4a Corndell Gardens, Witney OX28 4DF

Distances - Witney, Market Square c. 0.3 miles / Oxford c. 13.8 miles / Hanborough Train Station c. 8.5 miles

A 1 bedroom, first floor flat occupying a very convenient position for easy access to the town centre and with the benefit of its own external entrance and the significant advantage of an adjacent parking space. The accommodation benefits from double glazing and electric heating and includes an entrance hall, a good size double aspect living room, a kitchen and a shower room, which has been refitted by the present owners in recent years.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £179,950

www.thomasmerrifield.co.uk



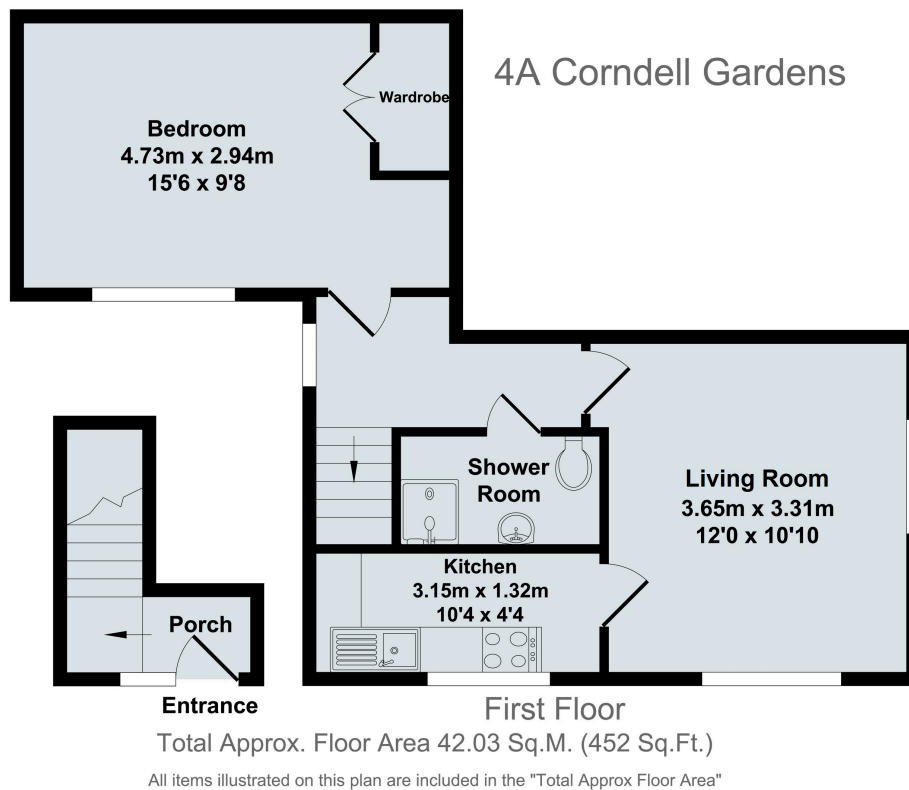
4a Corndell Gardens, Witney, Oxfordshire OX28 4DF

- Own External Entrance
- Hall & Stairs
- Double Aspect Living Room
- Kitchen
- Double Bedroom
- Refitted Shower Room
- Double Glazing
- Electric Heating
- Adjacent Parking Space
- Well Placed For The Town Centre

Directions - From our office in Witney, Market Square proceed along Corn Street, taking the second left turn into Corndell Gardens. 4a is found on the right hand side, marked by a Thomas Merrifield For Sale Board.

All mains services, except gas. Ultrafast broadband available. Mobile & data: O2, Vodafone- Coverage 'Likely'.

06E25



Local Authority:

WODC Tax Band B / EPC Rating: 17/G

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold- 125 years from 2002. Service charge: £180 pa. Ground rent: £25 pa.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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