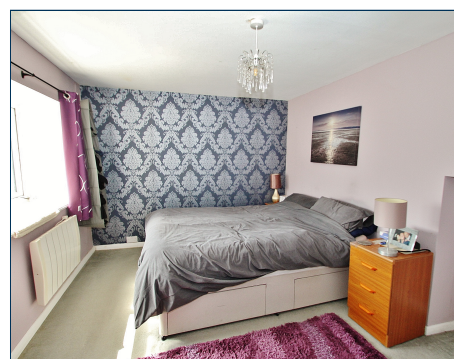




4a Corndell Gardens, Witney OX28 4DF

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 £165,000

www.thomasmerrifield.co.uk



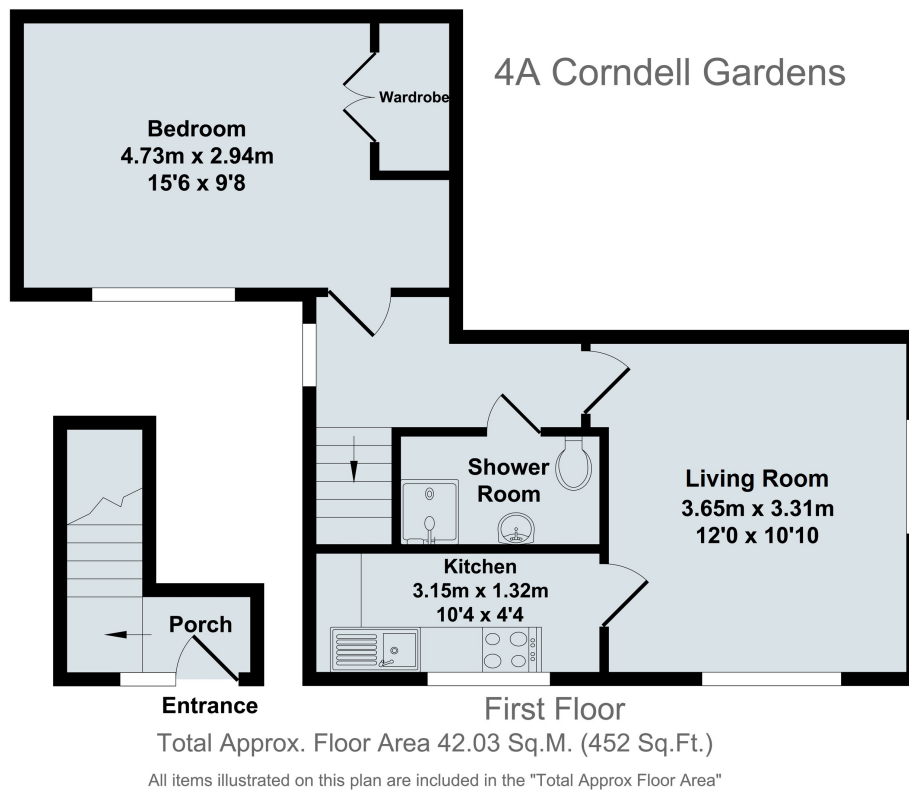
4a Corndell Gardens, Witney, Oxfordshire OX28 4DF

- 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'.

26F25



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

Important Notice

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

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis- statement.
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.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
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