



8 Riverside Gardens, Witney OX28 6DD

Distances - Witney, Market Square c. 0.5 miles (on foot) / Oxford c. 11.5 miles / Hanborough Train Station c. 5.7 miles

A 2 bedroom ground floor retirement maisonette for the over 60s, offered 'For Sale' with NO ONWARD CHAIN and situated on this appealing, town centre, riverside development. The good size accommodation benefits from both double glazing and electric heating and the maisonette has its own external entrance. There are communal gardens and parking is available in the residents' car park. A part-time manager can be reached via the site office. NB. In the case of a couple occupying the property, the partner must be at least 55.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £199,950

www.thomasmerrifield.co.uk

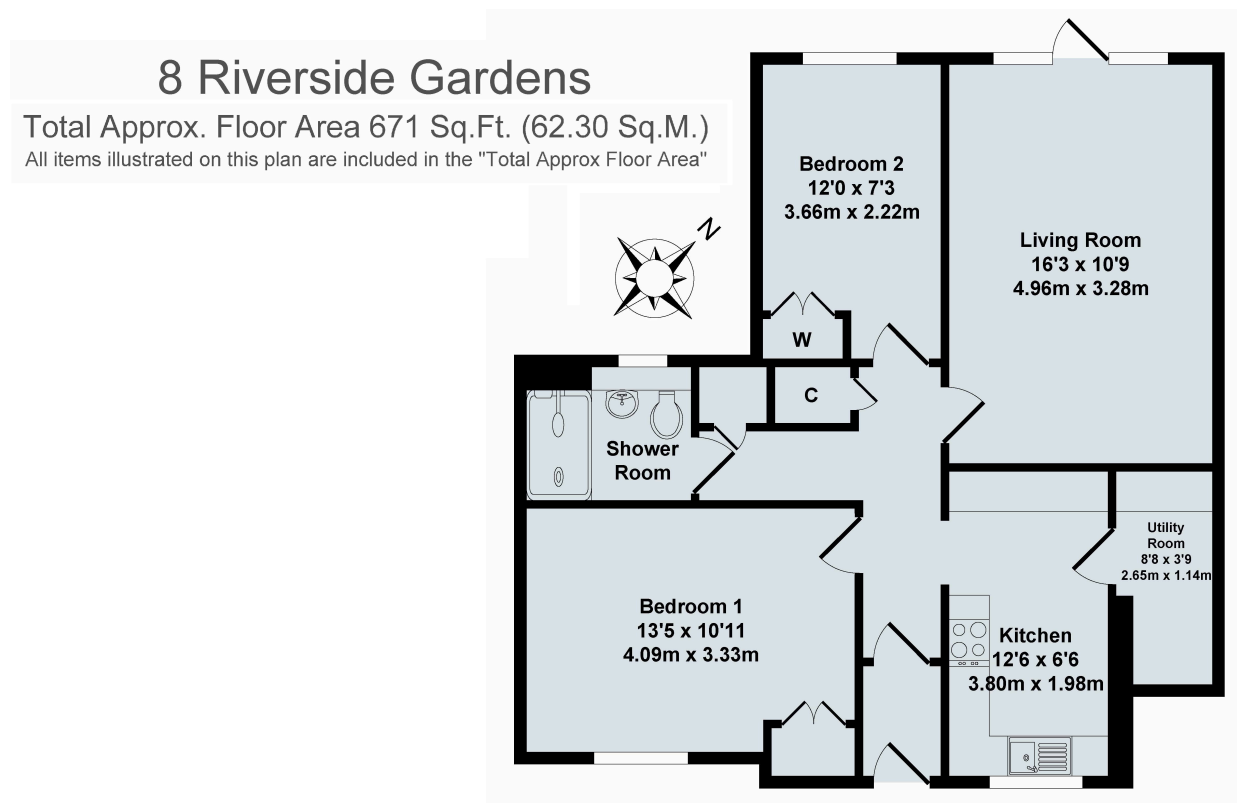


8 Riverside Gardens, Witney, Oxfordshire OX28 6DD

- Entrance Hall
- Living Room
- Kitchen/Utility
- 2 Bedrooms & Shower Room
- Double Glazing & Electric Heating
- Town Centre/Riverside Development
- Retirement Property - for over 60s
- Communal Gardens
- Parking in Residents' Car Park
- No Onward Chain

All mains services, except gas. Ultrafast broadband is available. Mobile & data: '3'- (83% performance)- source: Ofcom.

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. 11H25



Local Authority:

WODC Tax Band C / EPC Rating: 66/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold - Lease: 99 years from 1/11/1985. Tel: 01993 772000

Current annual service charge: £3422.28. 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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