



4 Old Orchard Court, Witney OX28 4EB

A very smart 2 bedroom first floor apartment, conveniently situated in in this small, gated development close to the town centre. The property, built in 2021, is extremely well presented with double glazing, and gas underfloor central heating, and includes allocated parking. There is an appealing living space which includes the high gloss kitchen with integrated appliances, in addition to 2 good size bedrooms and a bathroom. The apartment is available for sale under an '80% of value' property scheme. This means the property can only be sold for 80% of its market value, and must always be sold for 80% of its market value. Currently the market value of the apartment is £275,000, and it is therefore available for sale at £220,000.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

Price £220,000 - 80% of the current market value

t. 01993 772000

www.thomasmerrifield.co.uk

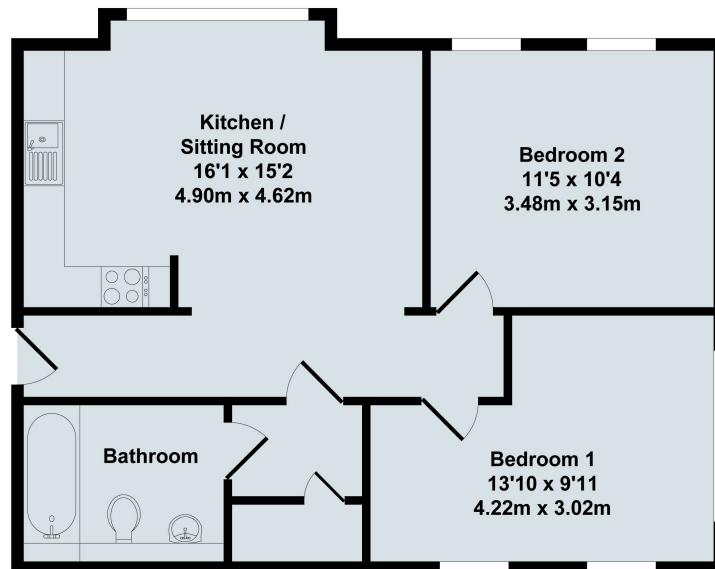


4 Old Orchard Court, Witney, Oxfordshire OX28 4EB

- Entrance Hall
- Living/Dining Room/Kitchen
- 2 Good Size Bedrooms
- Bathroom
- Double Glazing
- Gas Underflooring Heating
- Allocated Parking Space
- Close To The Town Centre
- No Onward Chain

Material Information - sourced from Ofcom.
All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for O2, EE, Three & Vodafone.

Directions - Leave our office in Market Square and proceed along Corn Street. Turn left into Corndell Gardens and proceed along to the gated entrance of Old Orchard Court. 29125



Ground Floor

Flat 4, Old Orchard Court, Witney

Total Approx. Floor Area 592 Sq.Ft. (55.0 Sq.M.)

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

Local Authority:

WODC Tax Band C / EPC Renting: 84/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold - 999 years from 15/04/2021 (995 years remaining).
Ground Rent Zero. Service charge Currently £75 pcm.

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.
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