



14 Otters Court, Witney OX28 1GJ

A 1 bedroom ground floor retirement apartment, situated in this central location in Witney and part of this sought after McCarthy & Stone development for the over 60s. The property is presented in good condition with accommodation to include a hall, living/dining room, kitchen, double bedroom with a built-in wardrobe, and a shower room, in addition to a communal lounge for residents, laundry room and guest suite if required. Available for sale with no onward chain. Photographs include communal Otters Court areas.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £125,000

www.thomasmerrifield.co.uk

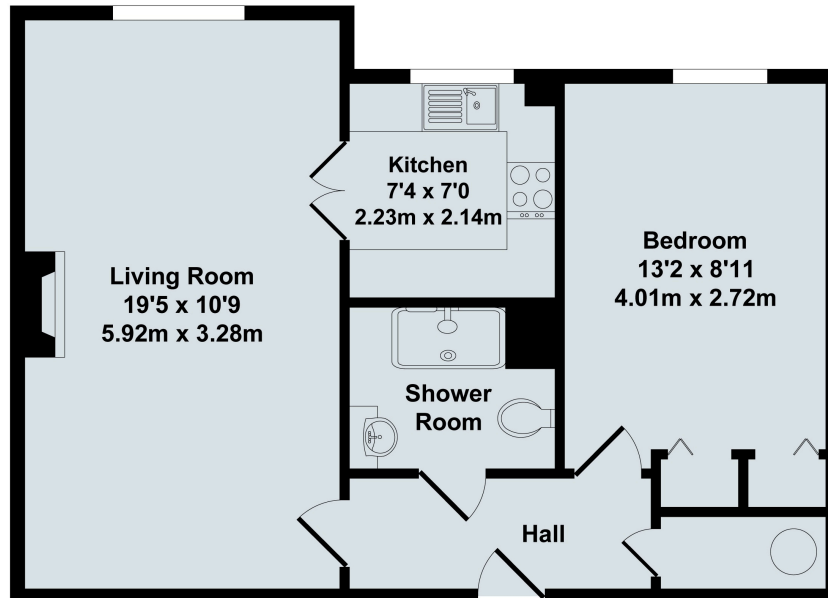


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- Entrance Hall
- Living/Dining Room
- Kitchen
- Bedroom
- Shower Room
- Double Glazing
- Electric Heating
- Otters Court Facilities
- Close To The Town Centre
- No Onward Chain

Directions

From our office in Market Square proceed along Langdale Gate to the roundabout, turning left onto Witan Way. Follow this road along, turning right into New Bridge Street. Proceed along and over the bridge, bearing left and left again and the property is found on the left hand side. 14E24



14 Otters Court, Witney

Total Approx. Floor Area 496 Sq.Ft. (46.10 Sq.M.)

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

Local Authority:

WODC Band C / EPC Rating: 82/B

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold - 125 years from 2007 - Current (2024) Service Charge: £2652. Current (2024) Ground Rent: £424

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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