

33 Otters Court

Priory Mill Lane, Witney, Oxfordshire, OX28 1GJ



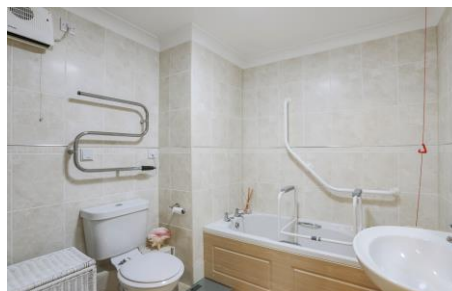
A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR WITH A DUAL ASPECT LOUNGE, WITHIN WALKING DISTANCE TO WAITROSE, CO-OP AND MARKS AND SPENCER AS WELL AS LOCAL SURGERIES AND BANKS.

****VACANT POSSESSION****

Otters Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 70 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years. Please speak to our Property consultant if you require information regarding Event Fees that may apply to this property.

Residential House Manager & Car park
Residents lounge & Lift to all floors
Laundry room & 24 hour emergency careline system
Communal gardens & Security entry system
Guest suite

Minimum Age 60
Lease Length: 125 years from 2003



PRICE: £205,000

For more details or to make an appointment to view, please contact

Alana Snow

Floor Plan

Approx. 57.4 sq. metres (618.1 sq. feet)



Total area: approx. 57.4 sq. metres (618.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For Financial Year Ending:

29/02/22

Annual Ground Rent:

£TBA

Ground Rent Period Review:

Next Uplift 2030

Annual Service Charge:

£3,181.88

Contingency Fund Balance:

£TBA

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.