



LEECHADWICK

SOLICITORS LLP
& ESTATE AGENTS



St Mary's Mead

Witney

Offers over £250,000

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Local Authority: West Oxfordshire District Council

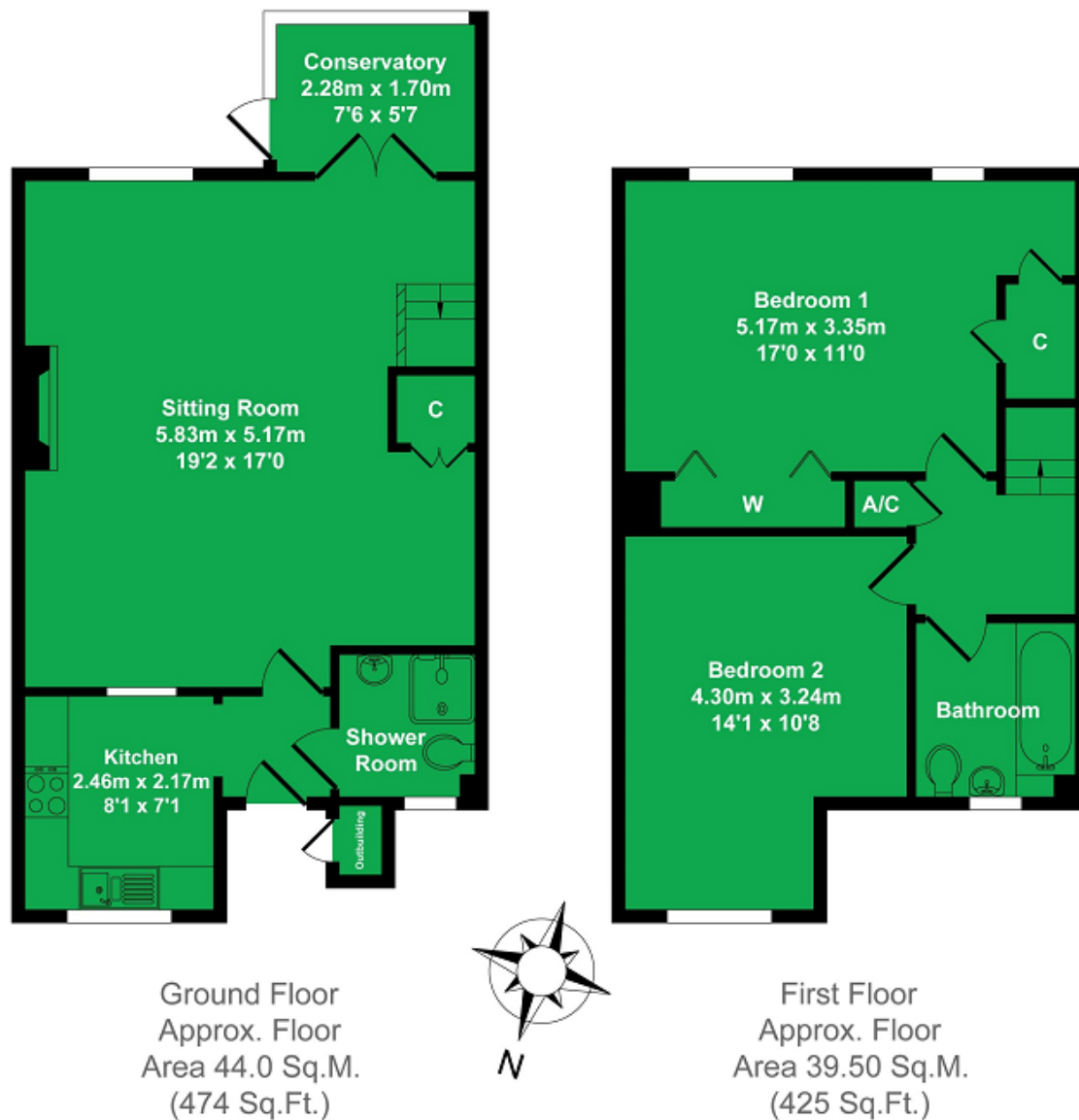
Council Tax Band: E for 2023

Tenure: Leasehold

A spacious two bedroom mid-terrace retirement house on this sought after development. It benefits from a conservatory, gas fired central heating and double glazing throughout. The property is in good condition, just a short walk from local shops and amenities and is offered for sale with NO ONWARD CHAIN.

The property comprises:

- Entrance Hall
- Large sitting room with Fireplace and Dining Area
- Fitted Kitchen and Integrated Appliances
- Downstairs shower room
- Conservatory
- Master Bedroom with built in Wardrobes
- One further bedroom
- Upstairs bathroom
- Double Glazing throughout
- Gas central heating
- Separate Garage in block



Total Approx. Floor Area 899 Sq.Ft. (83.50 Sq.M.)

A Spacious Retirement Property on the popular St Mary's Mead development with easy access to Witney Town Centre and within walking distance of local shops and amenities. The property and garden have been well maintained and the grounds of the development are kept in excellent order by the management company.

The Property has to be occupied by the over 55's and an annual service charge in the sum of £3,276 (approx.) is payable for the maintenance of the grounds and ground rent at an annual sum of £601 is payable (approx.).













Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects.

REF: KR.TH0016.0003