



**LEECHADWICK**  
SOLICITORS LLP  
& ESTATE AGENTS



**Swinbrook Court, Langdale Gate**

**Witney**

**Price £240,000**

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Local Authority: West Oxfordshire District Council

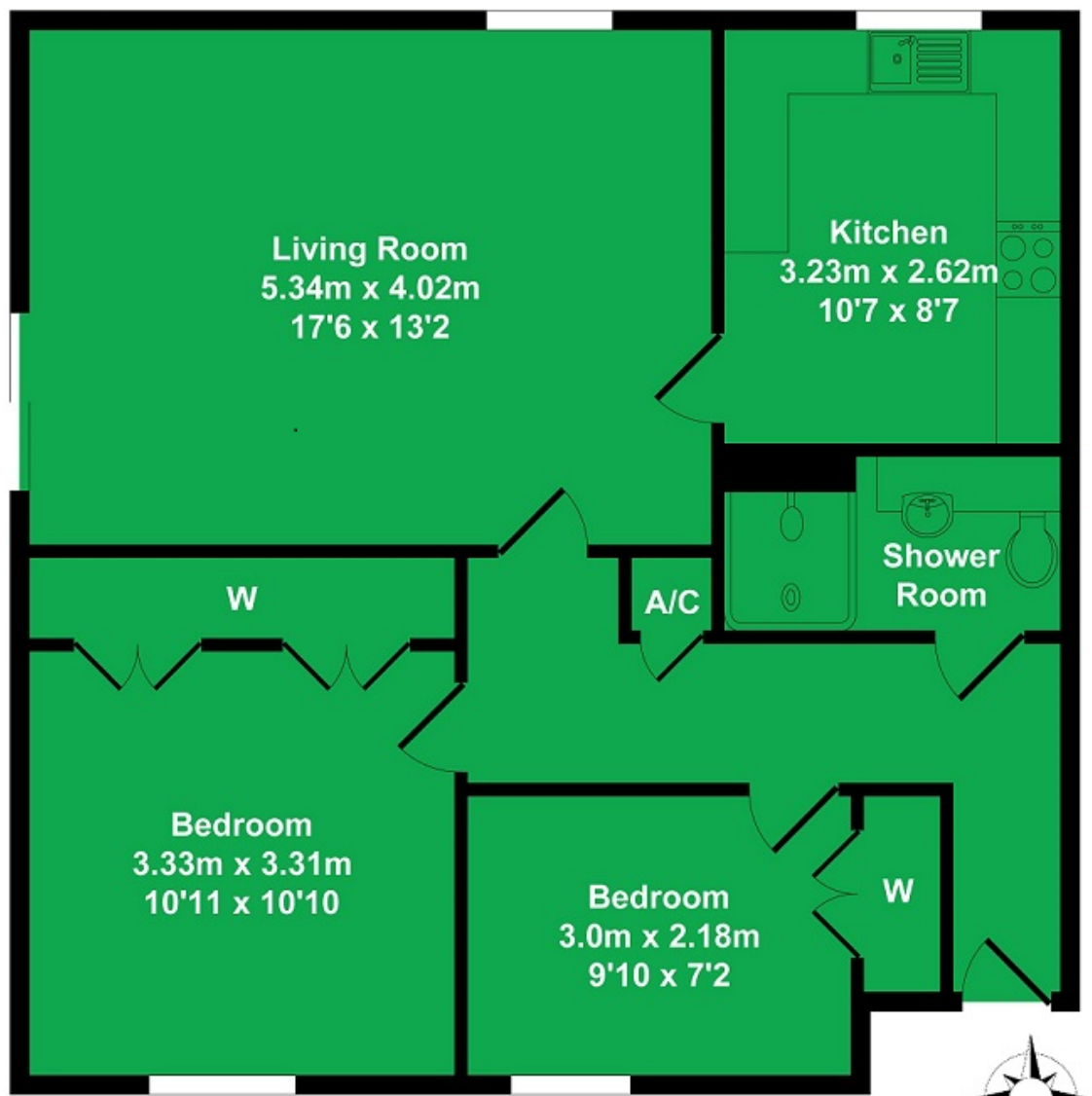
Council Tax Band: D for 2024/2025 - Tenure: Leasehold

A Spacious 2 Bedroom Ground Floor Apartment situated on this sought after retirement development for the over 60's. The property is perfectly located within walking distance of Waitrose, Sainsbury's and local coffee shops and the Leisure Centre.

The property comprises:

- Entrance Hall
- Living Room/Dining Area
- Kitchen
- Two Bedrooms both comprising built-in wardrobes
- Shower room
- Airing Cupboard
- Double Glazing and Electric Heaters
- Communal Gardens

**SOLD WITH NO ONWARD CHAIN**



Ground Floor

Total Approx. Floor Area 698 Sq.Ft. (64.80 Sq.M.)















Annual Service Charge (paid in Advance) from April 2025 to March 2026 is £4,522.82. Ground Rent (paid quarterly in Advance) from January 2025 to March 2025 is £25. The Lease is for a term of 125 years from September 1988.

There is a beautifully maintained communal garden to the rear with covered seating area. Car parking is available on site.

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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

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**Our ref:** KR/ADA019