

57 St Mary's Mead

Witan Way, Witney, Oxfordshire, OX28 4EZ



PRICE: Offers Over £260,000

Lease: 125 years from 1988

Property Description:

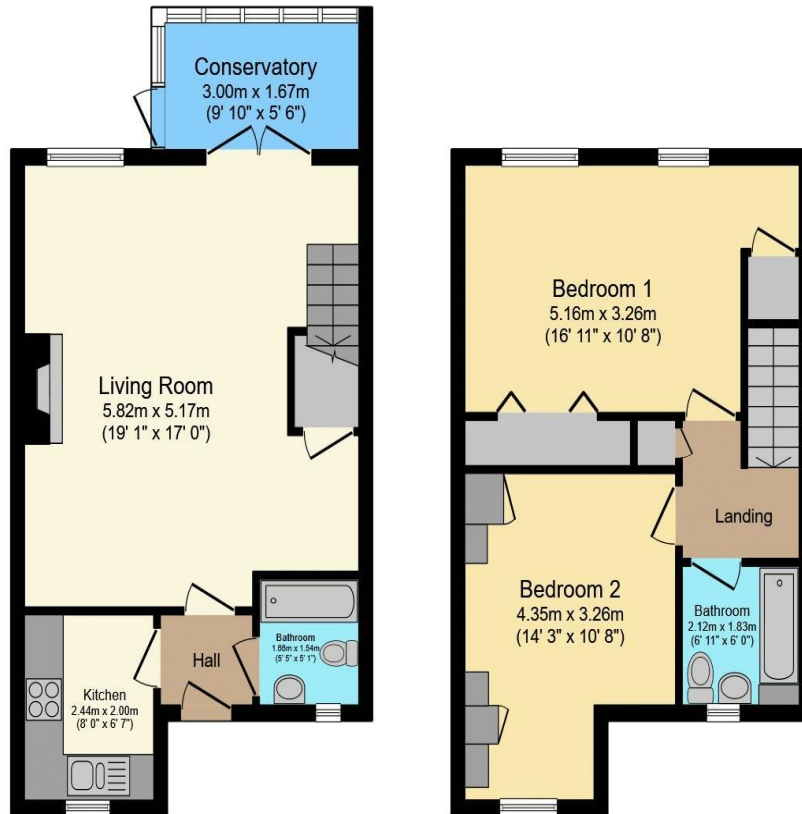
***VIEWING RECOMMENDED* A TWO BEDROOM TERRACED RETIREMENT COTTAGE
IN THE HEART OF WITNEY**

The Mill House is the focal point of the village complex, offering a leisure club atmosphere for the sole use of St Mary's Mead Residents. A heated swimming pool provides excellent recreation and there are two showers and two cloakrooms. The elegantly furnished Monet Room is perfect for relaxing with friends - over a quiet drink and a game of backgammon perhaps. There is also a small library. There is a small kitchen equipped with cooker, and dishwasher for social events or perhaps larger family events. There is a Development Manager whose responsibilities cover all aspects of the management of the estate, including security, and overseeing landscape maintenance. All residents must have attained the age of 55 years (or if a couple one can be 50 and one 55).

- Residents' lounge
- Library
- Development Manager
- Minimum Age 55
- Heated indoor swimming pool with changing rooms
- Koi Carp Pond
- Single En-bloc garage
- Service Charge £3179.98 Ground Rent £601.74
- Lease 125 years from 1988



**For more details or to make an appointment to view, please contact
Millie & Carla**



Ground Floor

First Floor

Total floor area 84.1 sq.m. (905 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£601.74

Ground Rent Period Review:

Uplift 2032

Annual Service Charge:

£3179.98

Council Tax Band:

E

Event Fees:

Nil. Transfer

Nil. Contingency

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