

## 53 St Mary's Mead

Witan Way, Witney, Oxfordshire, OX28 4EZ



**PRICE: £275,000**

**Lease: 125 years from 1988**

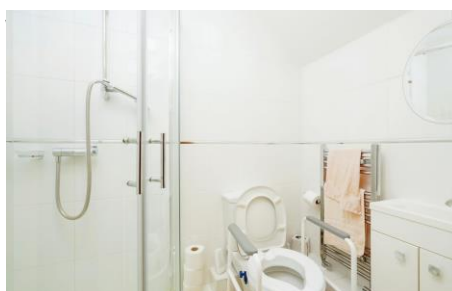
### Property Description:

A TWO BEDROOM TERRACED RETIREMENT COTTAGE WITH A REAR GARDEN, CONSERVATORY AND GARAGE EN-BLOC

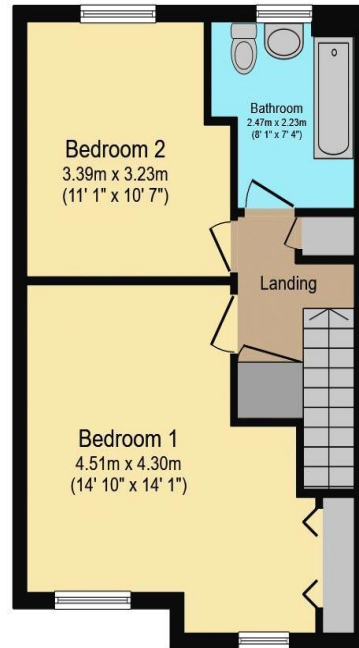
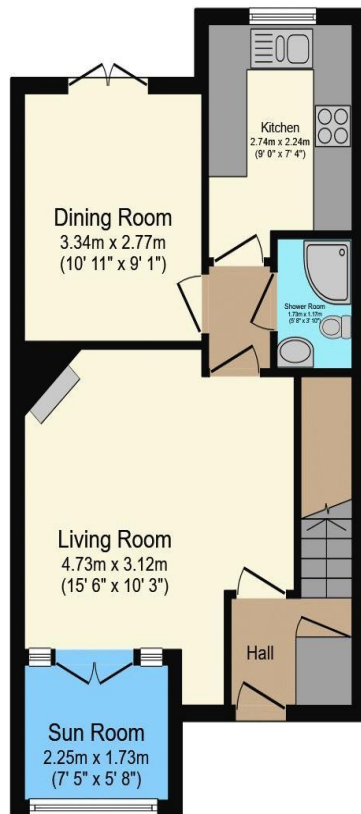
The Mill House is the focal point of the village complex, offering a leisure club atmosphere for the sole use of St Mary's Mead Residents. A heated swimming pool provides excellent recreation and there are two showers and two cloakrooms. The elegantly furnished Monet Room is perfect for relaxing with 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).

Garage En-bloc  
Central Heating and Double Glazing  
Throughout  
Library  
Minimum Age 55 (Second Resident can be 50)

Koi Carp Pond  
Development Manager  
Residents' lounge  
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 86.6 m<sup>2</sup> (932 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)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31.08.24**

**Annual Ground Rent:**

**£601.74**

**Ground Rent Period Review:**

**2032**

**Annual Service Charge:**

**£3179.98**

**Council Tax Band:**

**E**

**Event Fees:**

**0% Transfer**

**0% 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.