



**Connells**

Marriotts Walk  
Witney



### Property Description

Brought to the market in the heart of the market town of Witney in popular Marriotts Walk is this fantastic top floor two-bedroom flat. This property is well placed to all the local town centre amenities that Witney has to offer and has been expertly maintained to a high standard by the current owner.

The property accommodation is arranged all on one level. On offer with Marriotts Walk is a welcoming entrance hallway which provides access to integral storage cupboards, a wonderful family bathroom, two double bedrooms and a fantastic open plan lounge/diner and kitchen. The main living accommodation has also been further benefited with a Juliet balcony.

This is an ideal opportunity for a first-time buyer looking to get onto the property ladder or for an investment buyer looking into increasing their existing property portfolio.

### Entrance Hall

2 storage cupboards access to 2 beds, bathroom and living accommodation

### Lounge / Diner

23' 4" x 9' 7" ( 7.11m x 2.92m )  
Juliette Balcony, open plan lounge, kitchen and dining

### Kitchen

Integrated fridge freezer, wall and base units , plumbing for washing machine and 1 1/2 bowls mixer tap, induction hob , extractor fan and fan oven

### Bedroom 1

16' 4" x 8' 7" ( 4.98m x 2.62m )  
Double glaze to rear, double wardrobe integrated.

## Bedroom 2

12' 5" x 6' 5" ( 3.78m x 1.96m )

Double glaze window to rear

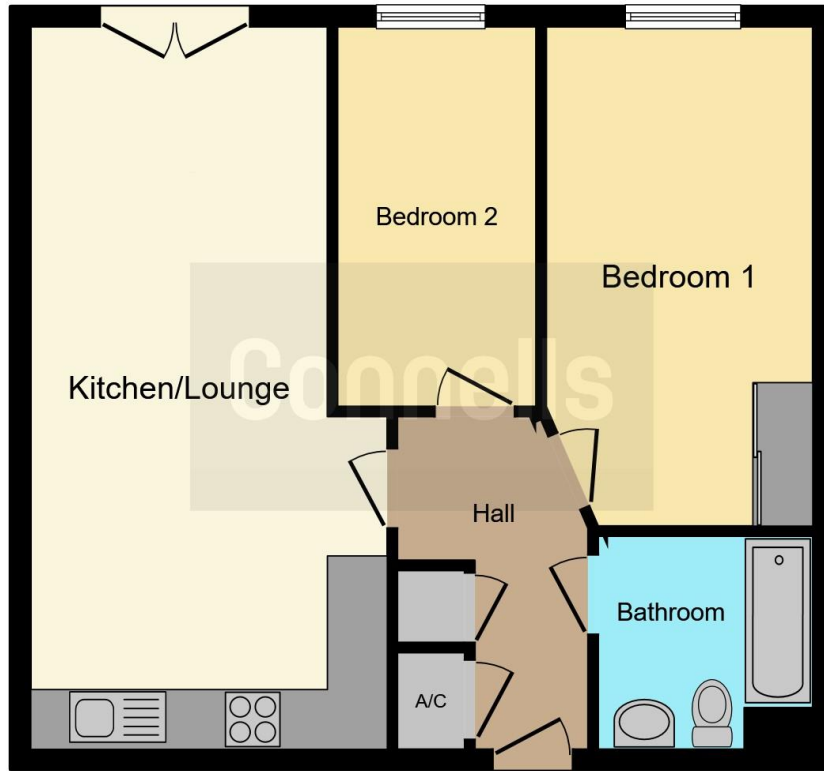
## Bathroom

Heated towel rail, overhead shower, toilet  
, wash hand basin , mixer tap , extractor  
fan , 1/2 tiled , shaver point

## Loft Space

power and lighting no boards or ladder.





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). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WNY304721](http://connells.co.uk/Property/WNY304721)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WNY304721 - 0003