



Riverside Cottage, Mill Street, Witney, OX28 6DF

allen & harris

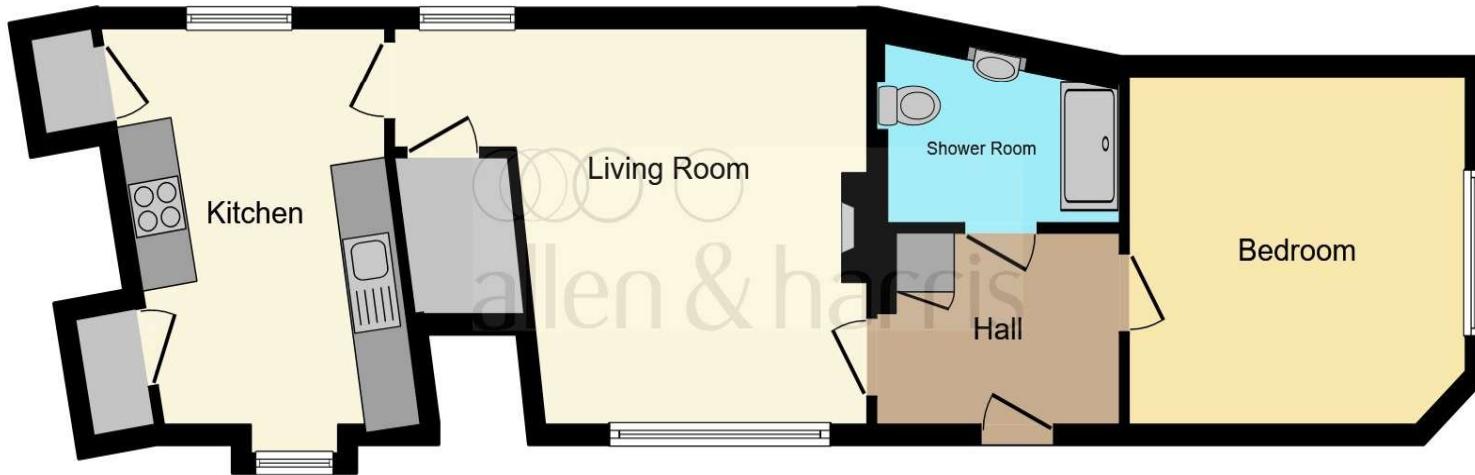
welcome to

Riverside Cottage Mill Street, Witney

Riverside Cottage is a characterful ground floor apartment adjacent to Riverside House which forms part of the Riverside Gardens retirement development. The property has been fully modernised and recently decorated. It has an up-to-date kitchen and re-fitted bathroom suite (wet-room style shower cubicle). The period features include stone mullioned windows (with secondary glazing) and a secluded courtyard garden. All the apartments and cottages at Riverside House benefit from the amenities of Riverside Gardens including beautifully landscaped grounds adjacent to the river, a laundry room, residents lounge and a site managers office. There is also a 24-hour call service.

Please note, this property is Grade II Listed.





Entrance Hall

Kitchen

10' x 13' 9" (3.05m x 4.19m)

Lounge

13' 6" x 11' 11" (4.11m x 3.63m)

Bedroom 1

11' 9" x 12' 3" (3.58m x 3.73m)

Bathroom

Communal Garden

Parking

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

Welcome to

Riverside Cottage, Mill Street, Witney

- Grade II Listed Character property with period features
- Large double bedroom
- Kitchen/Dining
- Bathroom
- Generous Living Room

Tenure: Leasehold EPC Rating: G

Council Tax Band: B Service Charge: 5091.29

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 14 Dec 1988.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£170,000



view this property online allenandharris.co.uk/Property/WIT106025

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
WIT106025 - 0022

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01993 705915



witney@allenandharris.co.uk



54 Market Square, WITNEY, Oxfordshire, OX28 6AF



allenandharris.co.uk