



Flat 46, Windrush Court, 67 St. Marys Mead – OX28 4FD

Witney

Welcome to 46 Windrush Court...

The accommodation briefly comprises entrance hall, a living/dining room which accesses the kitchen, double bedroom with a built in wardrobe and a shower room. Electric heating and double glazing.

Windrush Court enjoys a convenient location and benefits include a site manager, lift, communal lounge, laundry, guest suite, residents car park and communal gardens. An ideal low maintenance home for peace of mind retirement living. The property is within Witney Conservation Area. For residents over the age of 60 years.

Leasehold: 125 years from 1988

Service Charge £1586.82 per half annum (September & March) Total £3173.64 (2023)

Ground Rent £ £273.52 per half annum (September & February 2023)

Council Tax band: C £2125.53 (2024)

EPC Energy Efficiency Rating: C

Close to Town Centre

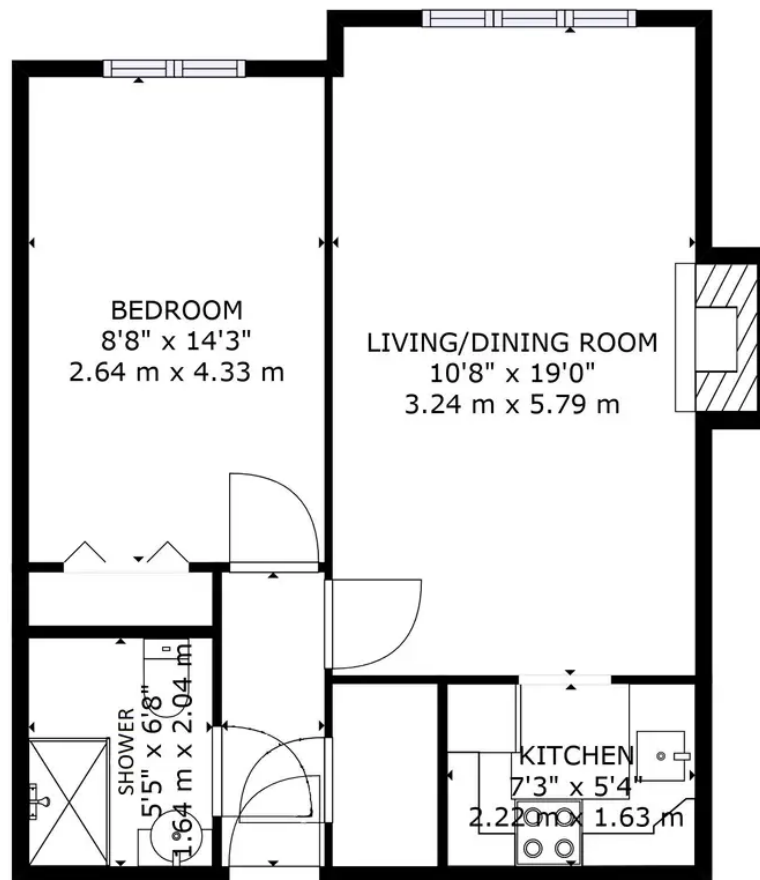
Feature Fireplace

Communal Lounge & Gardens

Lift







FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 475 sq. ft, 44 m²
 TOTAL: 475 sq. ft, 44 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Martyn Cox & Company

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only