

MARTYN COX
— & COMPANY —



62 St. Marys Mead, Witney – OX28 4EZ

Welcome to 62 St Marys Mead

A wonderfully positioned ground floor 2 bedroomed retirement flat in the popular and centrally located St. Mary's Mead community.

Good sized entrance hall with two large hall cupboards, leading to the kitchen with ample base and wall storage units. Built in electric oven (Neff), built in electric hob and space for upright fridge freezer. Window to front aspect and view over communal gardens. Spacious and bright sitting room with dining area. Window to side aspect and further patio doors with access to the communal gardens and Mill House. Two double bedrooms, on with built in storage. Spacious bathroom with corner walk in shower. Low level WC and vanity wash hand basin. Heated chrome towel rail. Fully tiled walls. Window to rear aspect.

Council Tax band: D

Tenure: Leasehold

Service charge: £3037.09 payable half yearly

Ground Rent: £602 per annum

EPC Energy Efficiency Rating: C

Wide entrance hall

2 double bedrooms

Kitchen with ample base and wall mounted storage

Shower room

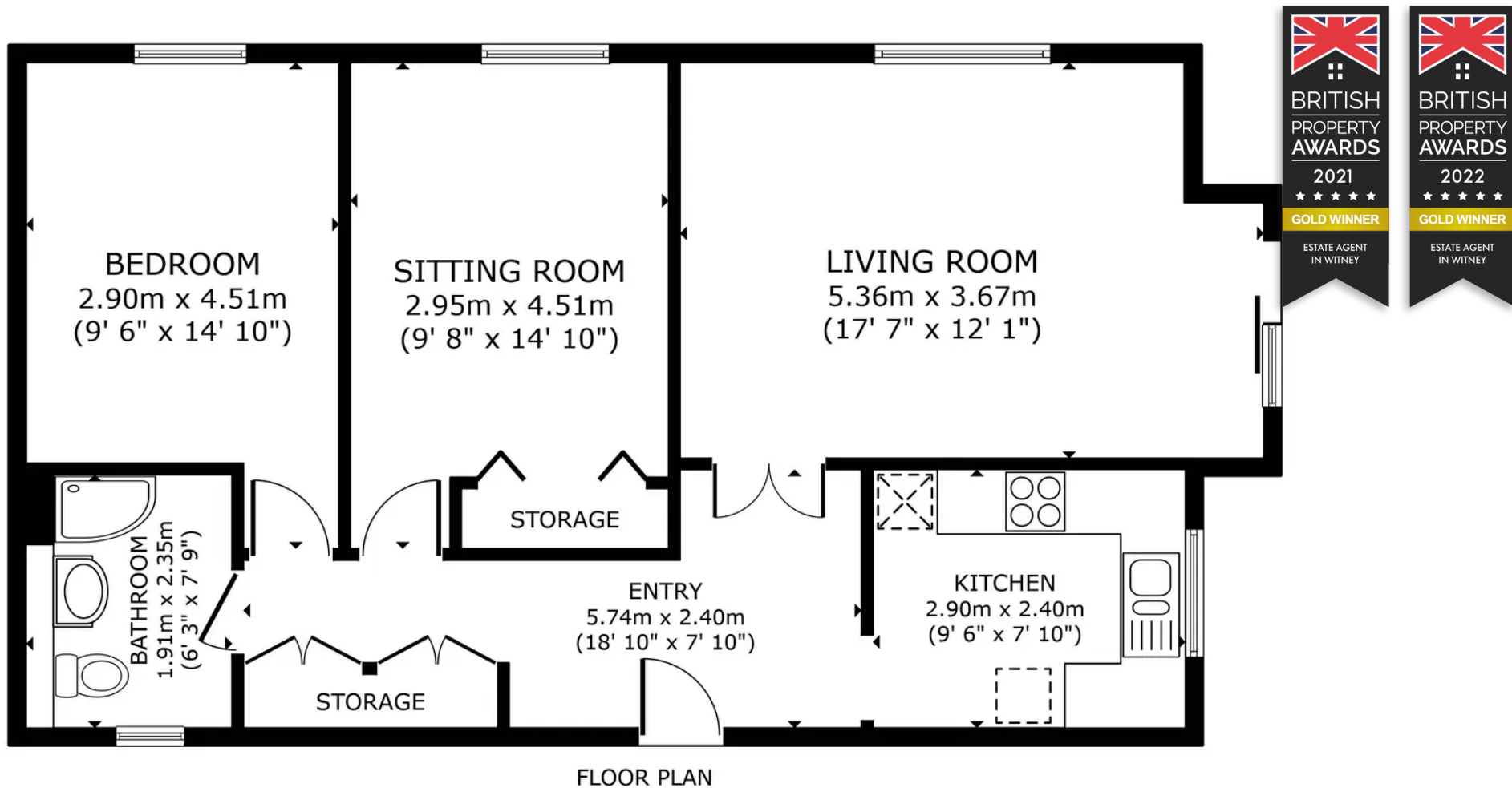
Good sized sitting room with patio doors opening out to communal gardens

Outside secure storage cupboard

Parking







GROSS INTERNAL AREA
FLOOR PLAN 68.1 m² (733 sq.ft.)
TOTAL : 68.1 m² (733 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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