



## Welcome to 5 Wadards Meadow...

A modern ground floor two bedroom maisonette with a southerly facing rear garden, located close to Cogges amenities and a regular bus service to Oxford, and within a pleasant walk of the town centre via Langel Common.

The nicely presented accommodation briefly comprises entrance hall, a sitting room with patio doors accessing the garden, kitchen, two bedrooms and a bathroom. Electric heating, double glazing and a useful storage cupboard.

Leasehold: 125 years from 1989.

Annual service charge approx £160.00 (last bill as of 31.03.23).

Ground rent £10.00 per annum.

Council Tax band: B £1,770.63

Tenure: Leasehold

EPC Energy Efficiency Rating: E

### Ground floor maisonette with a garden

Available with no onward chain

Two bedrooms

Living room and kitchen

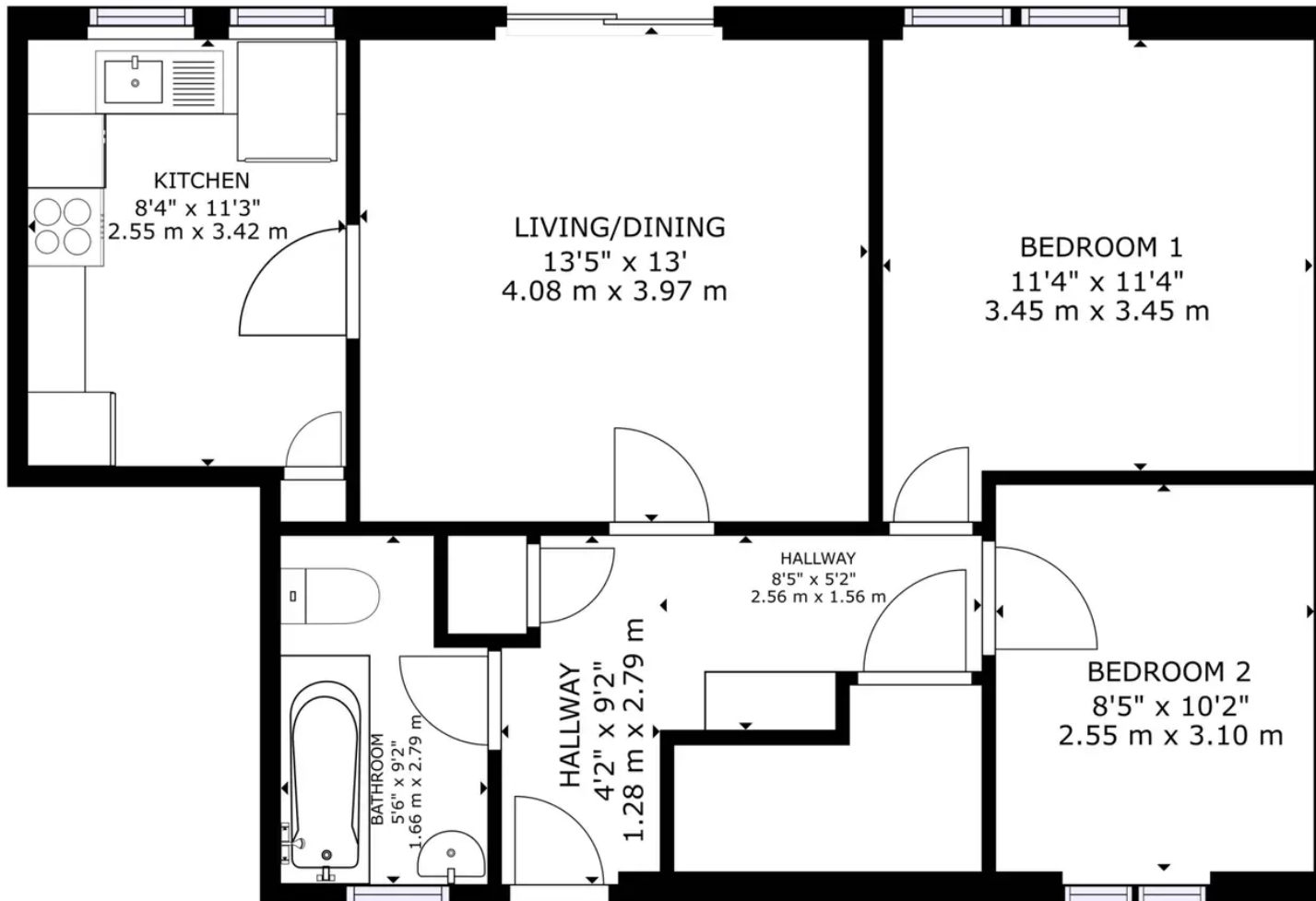
Bathroom

Electric heating

Close to amenities







GROSS INTERNAL AREA  
 FLOOR 1: 675 sq ft, 62.74 m<sup>2</sup>  
 TOTAL: 675 sq ft, 62.74 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Martyn Cox & Company

Martyn Cox & Company, 6-8 Corn Street, Witney - OX28 6BL

01993 779020 • [property@martyncox.com](mailto:property@martyncox.com) • [www.martyncox.com/](http://www.martyncox.com/)



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