



4 St. Mary's Mead, Witney OX28 4EZ

Draft details - may be subject to alterations.

A spacious and light ground floor retirement apartment for those over the age of 55, situated in a lovely position on this popular development in Witney town centre, close to shops and amenities. The property has accommodation to include an entrance hall, double aspect living room, kitchen, 2 double bedrooms and a shower room, together with double glazing and gas central heating. There is an allocated parking space, a small shared courtyard garden and the added benefit of St. Mary's Mead facilities. Photographs include generic St. Mary's Mead Development.



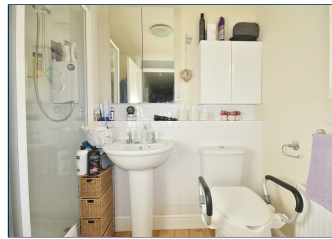
SALES LETTINGS

e. witney@thomasmerrifield.co.uk

Offers In Excess Of £200,000

t. 01993 772000

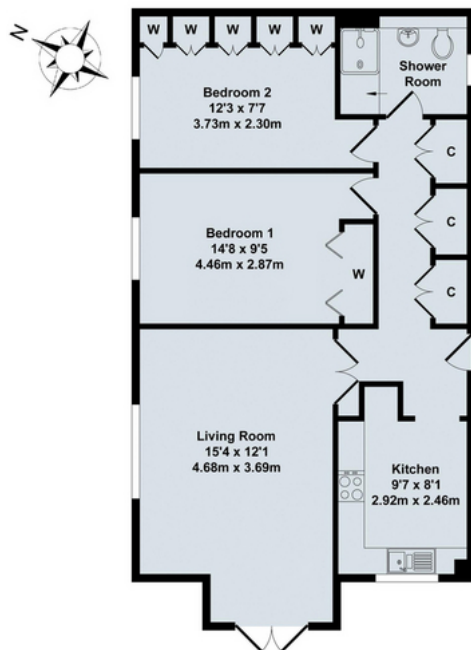
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4 St Mary's Mead, Witney, Oxfordshire OX28 4EZ

- Entrance Hall
- Kitchen
- Double Aspect Living Room
- 2 Double Bedrooms
- Shower Room
- Double Glazing & GCH
- Shared Courtyard Garden
- Allocated Parking Space
- Close To The Town Centre
- St Mary's Mead Facilities

Current (2026) Service Charge: £3212.92.
Current (2026) Ground Rent: £601.74 - subject to adjustments.
01126



4 St Marys Mead
Total Approx. Floor Area 739 Sq.Ft. (68.70 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band E / EPC Rating: 74/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information: sourced via Ofcom -

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals: outdoor - good for EE, O2, Vodafone & Three. Indoor - Good for EE.

Tenure:

Leasehold - 125 yrs from 1988 - 87 yrs remaining.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
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