



68 Otters Court, Witney OX28 6GJ

Draft details - may be subject to alterations.

A 1 bedroom second floor retirement apartment for the over 60s, built by McCarthy & Stone. The accommodation is well laid out and includes a small kitchen (off the good size living room), a shower room and a double bedroom. There is the benefit of a lift in the building and a residents' day room. There is also a residents' car park (no allocated spaces). The accommodation benefits from both electric heating and double glazing. Further advantages include an 'on site' House Manager, emergency alarm system, lift to all floors, communal laundry room and bookable guest bedroom for visitors. The apartment is offered for sale with NO ONWARD CHAIN.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £119,950

www.thomasmerrifield.co.uk

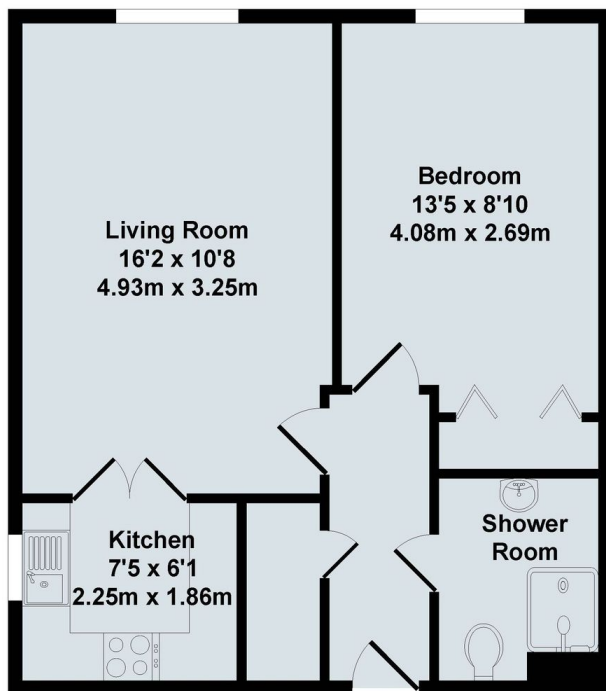


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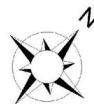
- Entrance Hall
- Living/Dining Room
- Kitchen
- Double Bedrooms
- Shower Room
- Double Glazing
- Electric Heating
- Lift To All Floors
- Many Communal Facilities
- No Onward Chain

Directions

From our office in Market Square, proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Follow this road along, turning right into New Bridge Street. Proceed straight ahead, bearing left and left again. The entrance to Otters Court is on the left hand side. 03H26



68 Otters Court
Total Approx. Floor Area 448 Sq.Ft. (41.60 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



Local Authority:

WODC Tax Band C / EPC Rating: 80/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Some images are generic photos.

Material Information - sourced via Ofcom:

Water, drainage & electricity are connected. Flood risk from rivers & sea is low. Ultrafast broadband is available. Mobile & Data Signals - Three offers 82% performance.

Tenure:

Leasehold - Ground Rent: £425 pa. Maintenance Charges (2024): £2,653 pa. Lease: 125 years from 2007.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

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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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5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.