



## 9 Mill Walk, Witney OX28 6FY

A beautifully presented 1 bedroom apartment located in the centre of Witney, recently redecorated and finished to a high standard throughout. The property features bright & spacious open-plan living & kitchen area with a full range of integrated Bosch appliances. The generous double bedroom includes a fitted wardrobe & comfortably accommodates a king-size bed & additional furniture. The bathroom offers a white suite & useful storage. There is an allocated parking space in a private car park, with additional visitor parking available & a secure bicycle storage for residents. A new lease of 170 years has been agreed with the freeholders.

**THOMAS  
MERRIFIELD**

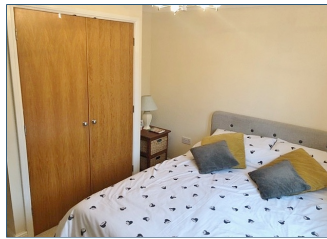
SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

**Price £175,000**

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)

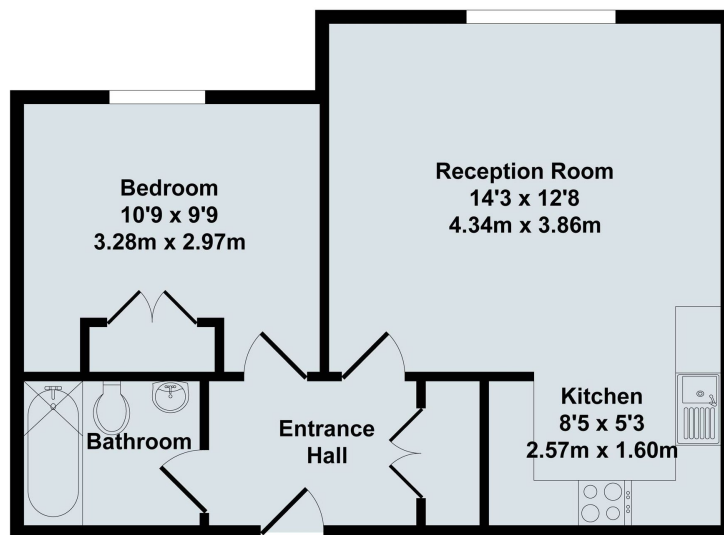


## 9 Mill Walk, Witney, Oxfordshire OX28 6FY

- Entrance Hall
- Living/Dining Area
- Kitchen Area
- Bedroom
- Bathroom
- Allocated Parking Space
- Visitors Parking Available
- Bicycle Storage
- Town Centre Location
- No Onward Chain

### Directions

Leave Witney town centre and proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Follow this road along, taking the second left turn into a car park. Turn right and proceed along, turn left and left again. Mill Walk private car park is within the gated access straight ahead of you. 04126



### 9 Mill Walk, Witney

Total Approx. Floor Area 434 Sq.Ft. (40.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

### Local Authority:

WODC Tax Band B / EPC Rating: 80/C

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Material Information - sourced via Ofcom:

Mains services: water, drainage & electric are all connected. Low risk of floor from rivers & sea. Superfast broadband is available. Mobile & Data Signals - outdoor: good for EE, O2, Three & Vodafone. Indoor: good for EE, Three & Vodafone.

### Tenure:

Leasehold 170 yrs remaining. Ground Rent - Zero.  
Service Charge £1508 pa. (2026).

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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