



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

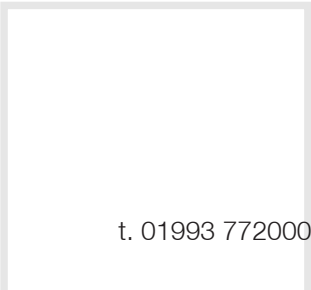
Draft details - may be subject to alterations.

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

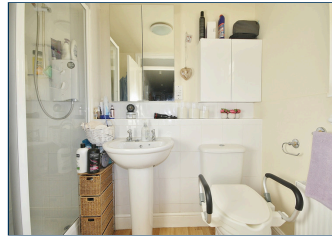
e. witney@thomasmerrifield.co.uk



t. 01993 772000

Price £275,000

www.thomasmerrifield.co.uk

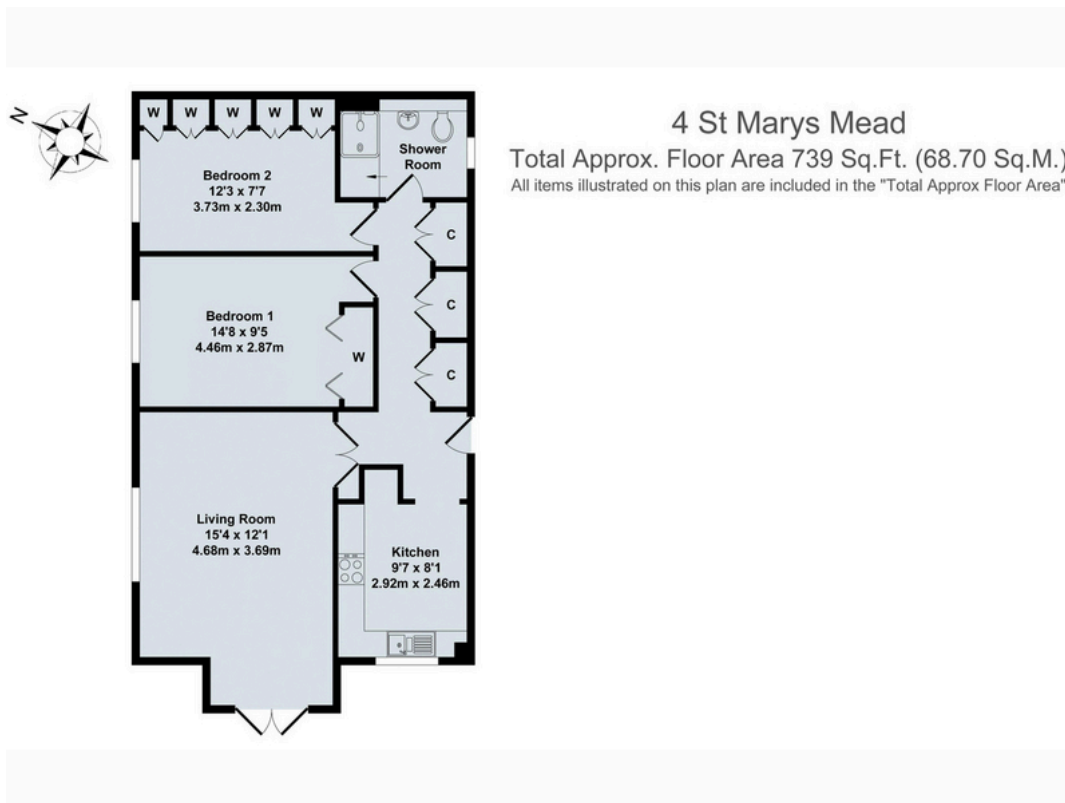


4 St Mary's Mead, Witney, Oxfordshire OX28 4EZ

- 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

Directions

Leave our office in Market Square and proceed along Langdale Gate. Turn right at the roundabout onto Witan Way. Take the first turning on the right into St. Mary's Mead. The apartment is found on the left hand side. O3G26



Local Authority:

WODC Tax Band E / EPC Rating: 74/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information

Tenure:

Leasehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis- statement.
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.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
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.