



## 21 Priory Mill Lane, Witney OX28 1YG

Draft details - may be subject to alterations.

A 1 bedroom coach house style apartment, situated within walking distance of the town centre. The property has a hallway, living room, kitchen, bedroom, bathroom, double glazing and electric heating. The property also has the benefit of its own front door and a parking space. Photos are from when the property was furnished. Available for sale with no onward chain.



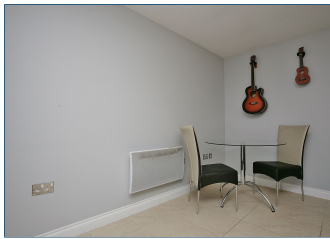
SALES LETTINGS

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

t. 01993 772000

Price £159,950

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



## 21 Priory Mill Lane, Witney, Oxfordshire OX28 1YG

- Own Private Entrance Door
- Entrance Hall
- Living/Dining Room
- Kitchen
- Bedroom
- Bathroom
- Double Glazing & Electric Heating
- Allocated Parking Space
- Close To The Town Centre
- No Onward Chain

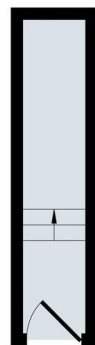
### Directions

Leave Witney town centre via Langdale Gate, turning left at the roundabout onto Witan Way. Proceed along, turning right into New Bridge Street. Follow this road along and over the bridge, turning left at the roundabout and follow the road turning left again. On the right hand side you'll see an access under an archway. Pass through the access and the property is found immediately on the left hand side. 30F26

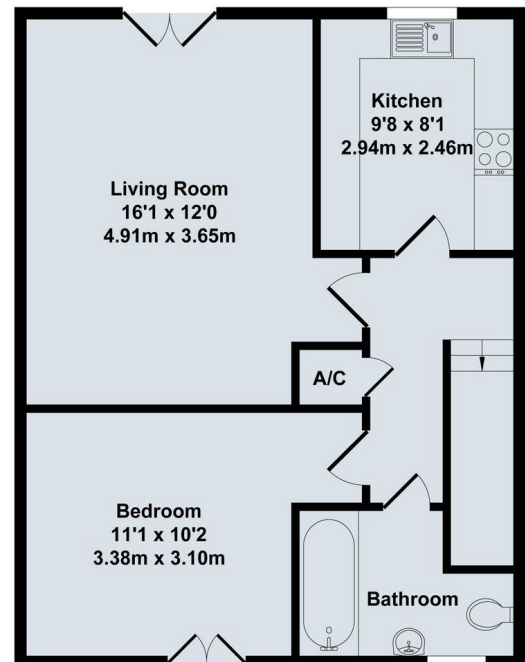
### 21 Priory Mill Lane

Total Approx. Floor Area 586 Sq.Ft. (54.42 Sq.M.)

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



Ground Floor



First Floor

### Local Authority:

WODC Tax Band B / EPC Rating: 59/D

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Material Information - sourced via Ofcom:

All mains are connected except gas. Flood risk - from rivers & sea: low risk. Ultrafast broadband is available. Mobile & data signals - outdoor: good for EE, Three, Vodafone & O2.

### Tenure:

Leasehold - 133 years remaining. service charge £1968.84 p.a. ground rent £260 p.a.

Tel: 01993 772000

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

### Important Notice

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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.
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