



## 37 Otters Court, Priory Mill Lane, Witney OX28 1GJ

Distances: Witney Market Square c. 0.7 miles / Oxford c. 11.8 miles / Hanborough Rail Station c. 5.9 miles

A recently refurbished, 2 bedroom first floor retirement apartment for the over 60's built by McCarthy & Stone. The apartment has been redecorated, has new carpets and the fittings in both the kitchen and bathroom have been replaced. There is the benefit of a lift to all floors in the building, and a residents' day room. There is also a residents' car park (no allocated spaces). The accommodation has both electric heating and double glazing. Further advantages include an on site House Manager, 24 hour Careline System, communal laundry room and bookable guest bedroom for visitors. The apartment is offered for sale with NO ONWARD CHAIN. EPC Rating: 85/B.



SALES LETTINGS

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

t. 01993 772000

Price £185,000

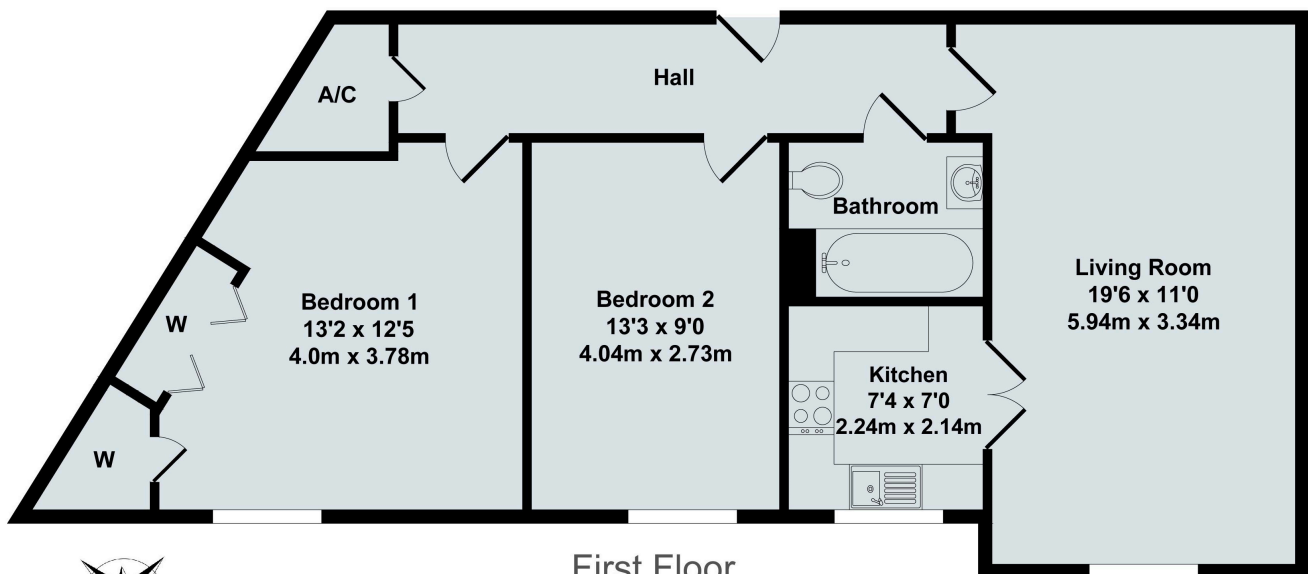
[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)



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- Entrance Hall
- Good Size Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Entry Phone and Lift to all floors
- Residents Day Room and Laundry Room
- Parking available in Residents' Car Park
- Over 60's Retirement Apartment
- NO ONWARD CHAIN

Lease: 125 years from 2007. Current service charge: £4,136.02 per annum. Current ground rent: £425 per annum. All mains services, with the exception of gas. Ultrafast broadband available. Mobile & data: '3'- 83% performance (source: Ofcom). 12125



First Floor

### 37 Otters Court

Total Approx. Floor Area 725 Sq.Ft. (67.40 Sq.M.)

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

#### Local Authority:

WODC Tax Band: D  
Current EPC Rating: 85/B

#### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

#### Tenure:

Leasehold

Tel: 01993 772000

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

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