



17 Otters Court, Witney OX28 1GJ

Draft details - may be subject to alterations.

A large 1 bedroom ground floor retirement apartment in an appealing position within this sought after McCarthy and Stone retirement development, situated close to the town centre shops and amenities. The accommodation includes an entrance hall a good size living room with french doors to a sunny aspect patio, a kitchen (with space for a washing machine), a bedroom and shower room plus double glazing and electric heating. There is the benefit of a lift to all floors and parking available. There is a minimum age of 60 for one occupier. Some images show Otters Court generically.

THOMAS
MERRIFIELD

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £115,000

www.thomasmerrifield.co.uk

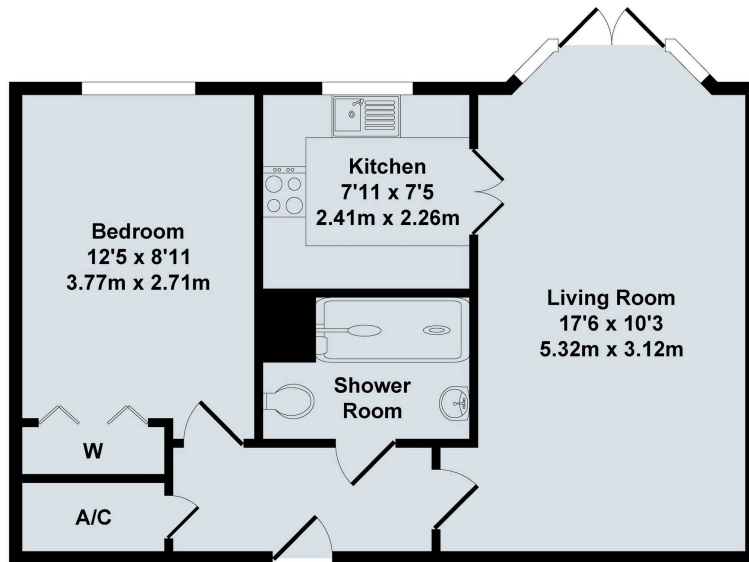


17 Otters Court, Witney, Oxfordshire OX28 1GJ

- Entrance Hall
- Living/Dining Room
- Kitchen
- Bedroom
- Shower Room
- Double Glazing & Electric Heating
- Otters Court Facilities
- Parking Is Available
- Close To The Town Centre
- No Onward Chain

Directions

Leave our office in Market Square and proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Follow this road along, turning right into New Bridge Street. Continue over the bridge and bear left. Turn left and left again and Otters Court is found on the left hand side. 10G26



17 Otters Court



Total Approx. Floor Area 493 Sq.Ft. (45.80 Sq.M.)

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

Local Authority:

WODC Tax Band C / EPC Rating: 84/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information

All mains are connected, expect gas. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, Three, Vodafone & O2.

Tenure:

Leasehold - 125 from 2007 - 106 years remaining
Current (2026) Service Charge £2972.24 p.a. Current (2026) Ground Rent £425 p.a.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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