



Flat 3 Burwell Court, Witney OX28 5NF

Distances - Witney, Market Square c. 1.1 mile / Hanborough Train Station c. 6.9 miles / Oxford c. 12.4 miles
Conveniently located, close to local amenities, a one-bedroom ground floor flat with parking. The accommodation benefits from both gas central heating and double glazing and features an entrance hall, an open-plan living area/kitchen, a bedroom and bathroom. There is a lawned communal garden area. The property is offered 'For Sale' with NO ONWARD CHAIN.

Ultrafast broadband available. Mobile & data: '3' - performance: 87% (Source: Ofcom).

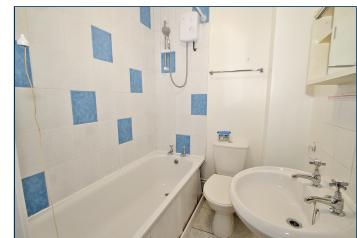
**THOMAS
MERRIFIELD**
SALES LETTINGS

e. witney@thomasmerrifield.co.uk

Price £125,000

t. 01993 772000

www.thomasmerrifield.co.uk

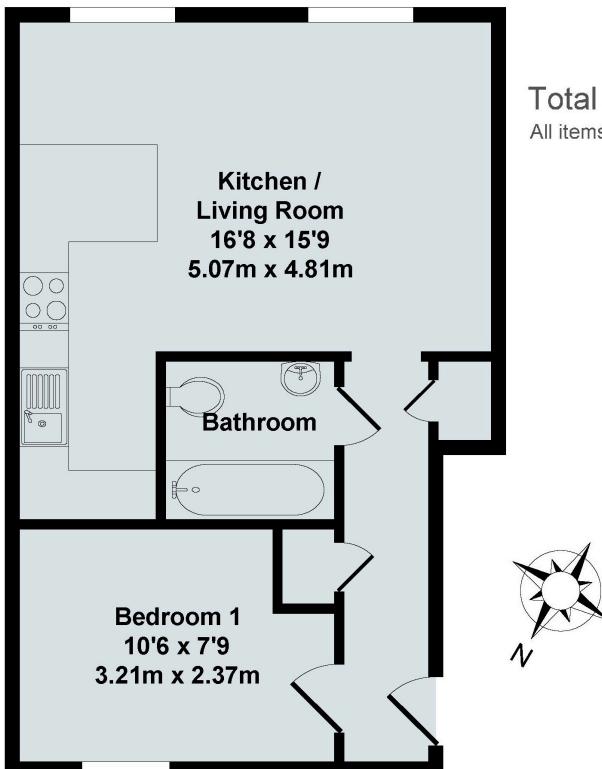


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- Entrance Hall
- Open Plan Living Area/Kitchen
- Bedroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Parking is Available In Residents' Car Park
- Communal Gardens
- Near To Amenities
- NO ONWARD CHAIN

Directions - From our office in Market Square proceed along Corn Street. Take the first exit off the roundabout onto Ducklington Lane. Take the second right into Burwell Drive & continue along to the parade of shops on the right hand side. The block containing this flat is found immediately afterwards.

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artx, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.08A26



Flat 3 Burwell Court

Total Approx. Floor Area 368 Sq.Ft. (34.20 Sq.M.)

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

Local Authority:

WODC Tax Band B / EPC Rating: 70/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold: 99 years from 25/12/1986. Service charge (2025): £1200 per annum. Annual ground rent: £76.

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.
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