



Connells

Marriotts Walk  
Witney



### Property Description

This well presented one bedroom apartment is situated in the heart of Witney town centre and is offered to the market with no onward chain and ideal for first-time buyers or investors.

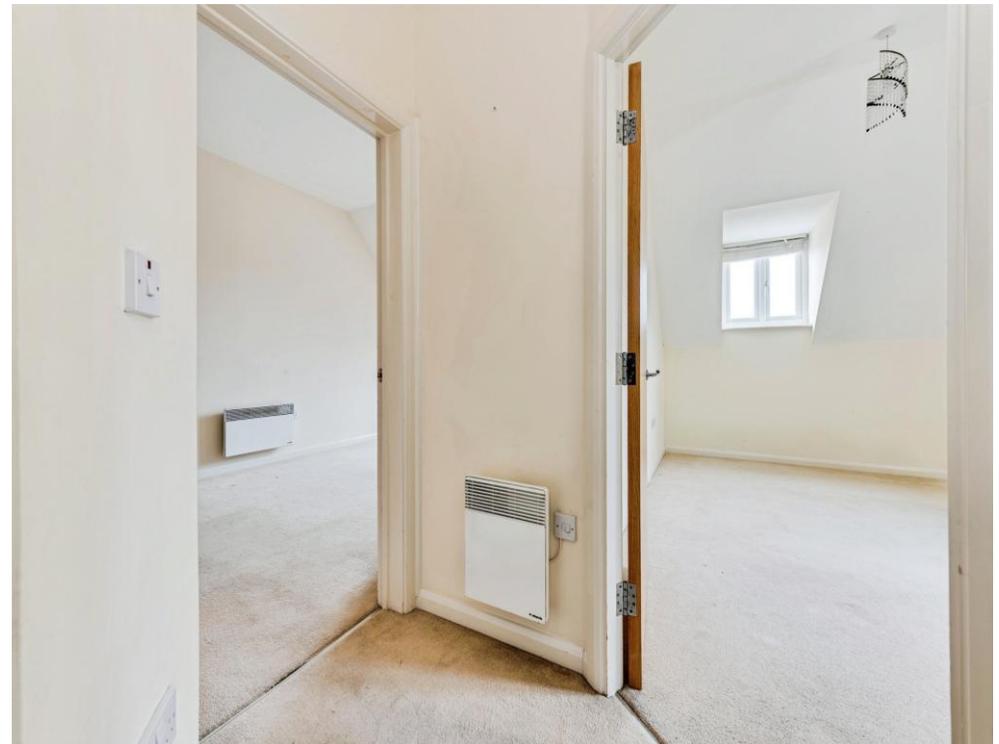
The accommodation comprises of a generous living area that is open plan to the kitchen providing ample space for both seating and dining.

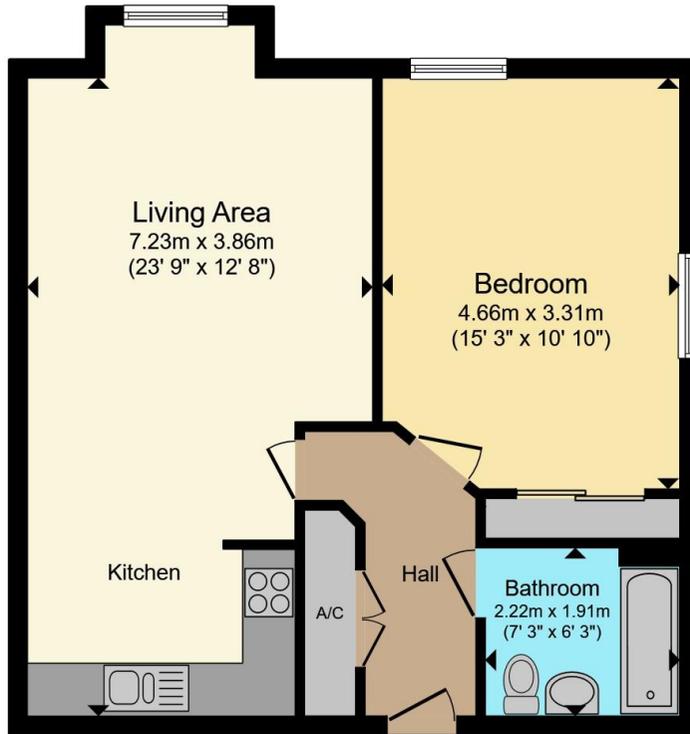
The separate kitchen is well-proportioned and practically laid out, with space for freestanding appliances.

The double bedroom is of an excellent size at over 15' in length and benefits from a useful built-in wardrobe, while the bathroom features a white suite including bath with shower over, wash hand basin and WC.

its central location, offers immediate access to Witney's wide range of shops, cafés, restaurants and transport links. We believe that this is an excellent opportunity for those looking to take their first step onto the property ladder or for investors seeking a strong rental prospect in a highly convenient location.







Total floor area 54.8 m<sup>2</sup> (590 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [witney@connells.co.uk](mailto:witney@connells.co.uk)**

13 Corn Street  
 WITNEY OX28 6DB

EPC Rating: C Council Tax Band: B

Service Charge: 2000.00

Ground Rent: 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNY305876](http://connells.co.uk/Property/WNY305876)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Sep 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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