



## 9 Marriotts Walk, Witney OX28 6GX

Draft details - may be subject to alterations.

A spacious and light first floor 1 bedroom apartment situated at the Marriotts Walk development, with accommodation to include an entrance hall, living/dining room, kitchen and a bathroom, double glazing and electric heating. There is the added benefit of easy access to the external terrace; offering a shared communal area, plus a car parking space in the secure lower section of the adjacent multi storey car park. Available for sale with no onward chain.



SALES LETTINGS

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

t. 01993 772000

Price £170,000

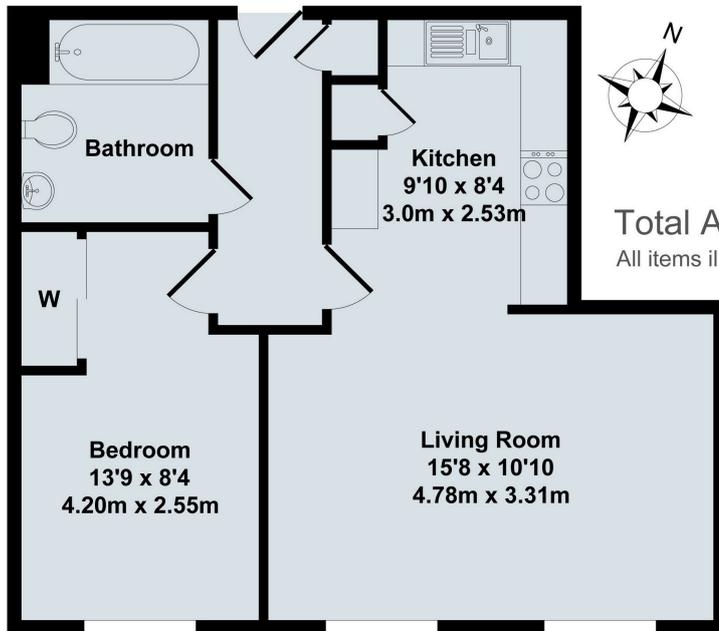
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## 9 Marriotts Walk, Witney, Oxfordshire OX28 6GX

- Entrance Hall
- Kitchen
- Living/Dining Room
- Bedroom
- Bathroom
- Communal Terrace Area
- Parking In The Secured Gated Area
- No Onward Chain

Material Information - source Ofcom:  
All mains connected except gas. Ultrafast broadband is available. Mobile & Data Signals - Good for EE, O2, Three & Vodafone.



### 9 Marriotts Walk, Witney

Total Approx. Floor Area 465 Sq.Ft. (43.20 Sq.M.)

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

First Floor

#### Local Authority:

WODC Tax Band B/ EPC Rating: 69/C

#### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

#### Tenure:

Leasehold    Service Charge + Insurance    Tel: 01993 772000  
£689.35p.a. Ground Rent: £300 p.a. for 2026    Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

#### Important Notice

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