



**Connells**

Windrush Court St. Marys Mead  
Witney



### Property Description

A modern one-bedroom first floor retirement apartment that is located in a convenient position close to Witney town centre and is available with no onward chain.

The flat comprises entrance hall, a spacious living room with French doors opening to communal gardens, and an archway that leads into a fitted kitchen. The double bedroom benefits from a built-in wardrobe and there is a three-piece bathroom. The apartment has electric heating and double glazing.

There are many benefits to provide peace of mind retirement living, which include a site manager, residents lounge, laundry, guest suite, resident's car park and communal maintained gardens.

TENURE: Leasehold. 125 years from 1988.  
SERVICE CHARGE: £ 2,377.78 per annum.  
GROUND RENT: £ 492.34 per annum.  
COUNCIL TAX: Band C

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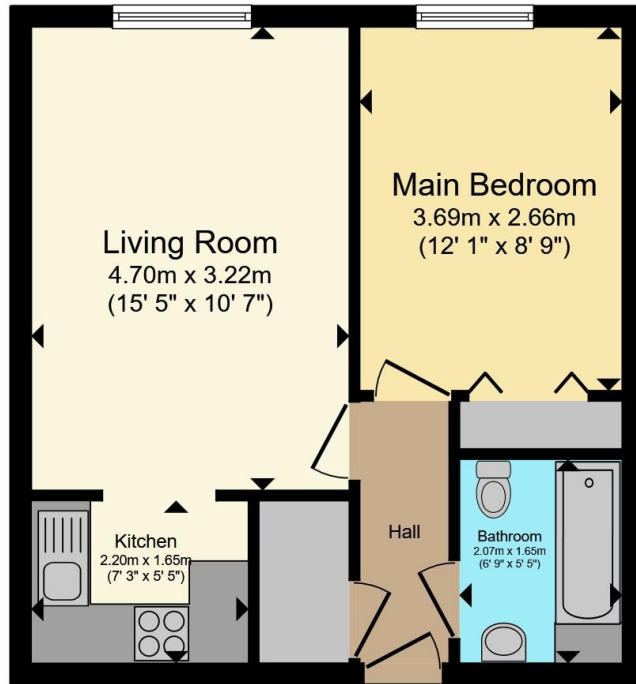
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**Floor Plan**

Total floor area 38.6 m<sup>2</sup> (415 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

**T 01993 778 281**  
**E [witney@connells.co.uk](mailto:witney@connells.co.uk)**

13 Corn Street  
 WITNEY OX28 6DB

EPC Rating: Council Tax  
 Awaited Band: C

Service Charge:  
 3665.00

Ground Rent:  
 492.34

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNY305921](http://connells.co.uk/Property/WNY305921)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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Property Ref: WNY305921 - 0004