

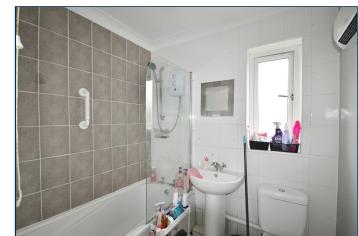


## 94 Langdale Gate, Witney OX28 6EY

Draft details - may be subject to alterations.

A 1 bedroom ground floor apartment, situated in the town centre, close to amenities. The accommodation comprises a living room, kitchen, bedroom and bathroom. There is electric heating and an allocated parking space. Available for sale with no onward chain. Material Information sourced from Ofcom : Ultrafast broadband is available. Mobile & Data: Outdoor: Good for EE, O2 and Three.

Indoor: Good for EE and Three

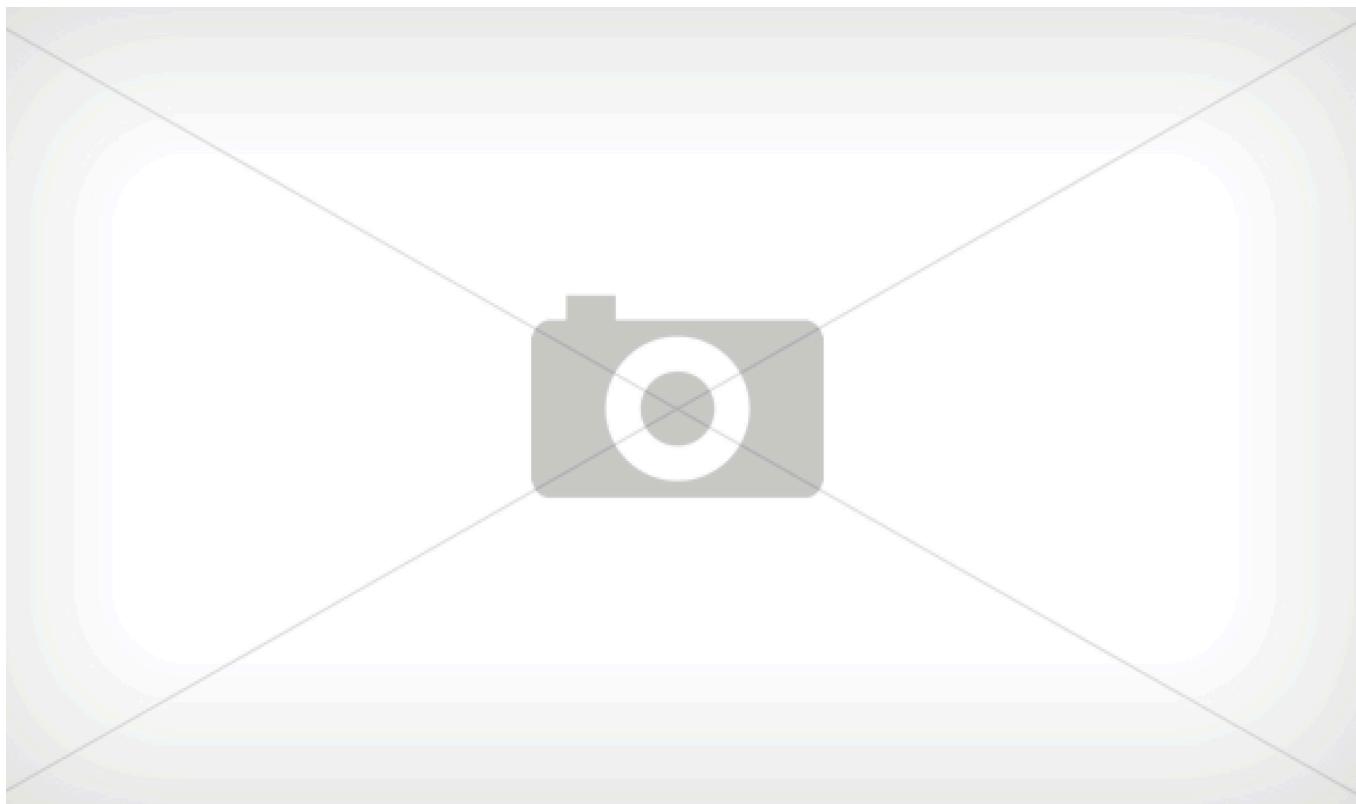


## 94 Langdale Gate, Witney, Oxfordshire OX28 6EY

- Living Room
- Kitchen
- Bedroom
- Bathroom
- Electric Heating
- Allocated Parking
- Close To The Town Centre Amenities
- No Onward Chain

### Directions

Leave our office in Market Square and proceed along Langdale Gate. Take the first turning on the left hand side into Langdale Gate (again) then first left and the property can be found in the corner of the cul de sac. 10B26



### Local Authority:

WODC Tax Band C / EPC Rating: 48/E

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Leasehold: 999 years from 08/10/2014. Share Tel: 01993 772000  
of Freehold. Service Charge: £450 per annum. Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

#### Important Notice

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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.
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