







4 St. Mary's Mead, Witney OX28 4EZ

Draft details - may be subject to alterations.

A spacious and light ground floor retirement apartment for those over the age of 55, situated in a lovely position on this popular development in Witney town centre, close to shops and amenities. The property has accommodation to include an entrance hall, double aspect living room, kitchen, 2 double bedrooms and a shower room, together with double glazing and gas central heating. There is an allocated parking space, a small shared courtyard garden and the added benefit of St. Mary's Mead facilities. Photographs include generic St. Mary's Mead Development.

THOMAS MERRIFIELD

SALES LETTINGS

Offers In Excess Of £200,000

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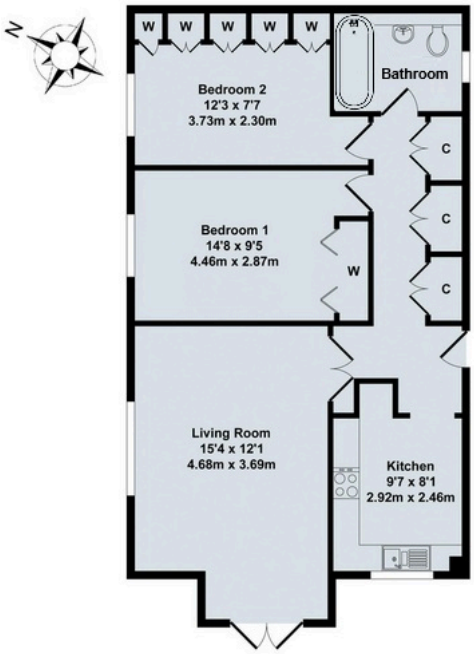





4 St Mary's Mead, Witney, Oxfordshire OX28 4EZ

- Entrance Hall
- Kitchen
- Double Aspect Living Room
- 2 Double Bedrooms
- Shower Room
- Double Glazing & GCH
- Shared Courtyard Garden
- Allocated Parking Space
- Close To The Town Centre
- St Mary's Mead Facilities

Current (2026) Service Charge: £3212.92. Current (2026) Ground Rent: £601.74 - subject to adjustments.
01I26



4 St Marys Mead
Total Approx. Floor Area 739 Sq.Ft. (68.70 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band E / EPC Rating: 74/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information: sourced via Ofcom -
All mains are connected. Ultrafast broadband is available. Mobile & Data Signals: outdoor - good for EE, O2, Vodafone & Three. Indoor - Good for EE.

Tenure:

Leasehold - 125 yrs from 1988 - 87 yrs remaining.

Tel: 01993 772000
Email: witney@thomasmerrifield.co.uk

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