

MARTYN COX
— & COMPANY —



36 St. Marys Mead, Witney – OX28 4EZ
Witney

Guide Price £325,000

Welcome to 36 St Marys Mead

An appealing modern retirement cottage enjoying a lovely setting within easy reach of the many town centre amenities.

The nicely presented accommodation comprises entrance hall, shower room, kitchen, a bright and spacious sitting/dining room with French doors accessing the conservatory, two double bedrooms and a bathroom. Gas central heating, southerly facing patio garden and garage close by. St Marys Mead offers attractive communal grounds, a residents lounge, indoor swimming pool and site manager. Witney Conservation Area. Available with no onward chain.

Council Tax band: E £2782

Tenure: Leasehold 94 years remaining

EPC Energy Efficiency Rating: C

Service Charge: £3179.98 (payable half yearly)

Ground rent: £600 per year

Two bedroom modern retirement cottage

Lovely setting close to Market Square

Sitting/dining room & conservatory

Kitchen

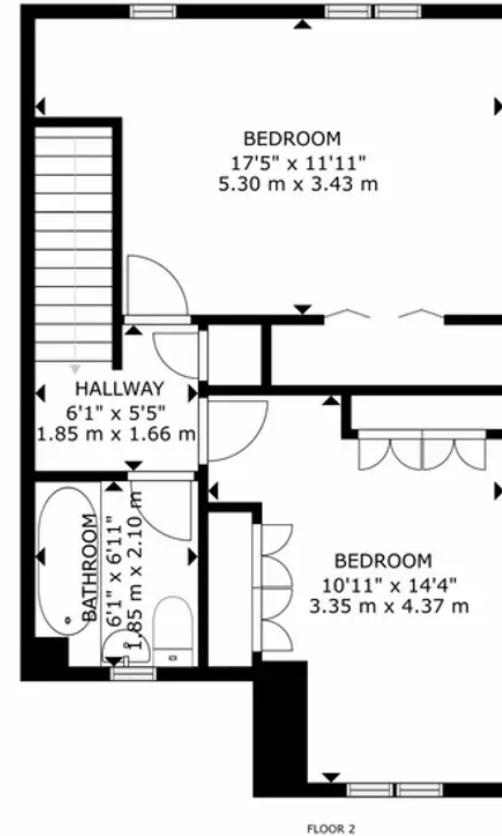
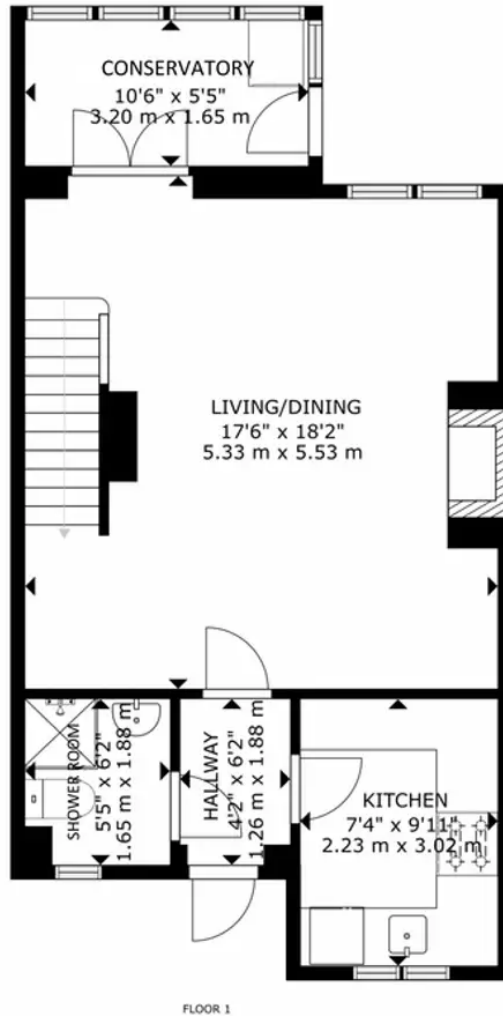
Shower room & bathroom

Garage and gardens

Residents lounge, swimming pool and communal grounds







GROSS INTERNAL AREA
FLOOR 1: 467 sq ft, 43.39 m², FLOOR 2: 454 sq ft, 42.16 m²
TOTAL: 921 sq ft, 85.55 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only