



LEECHADWICK

SOLICITORS LLP  
& ESTATE AGENTS



**Windrush Court, St Mary's Mead**

**Witney**

**Offers Over £150,000**

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**Local Authority: West Oxfordshire District Council**

**Council Tax Band: C for 2019**

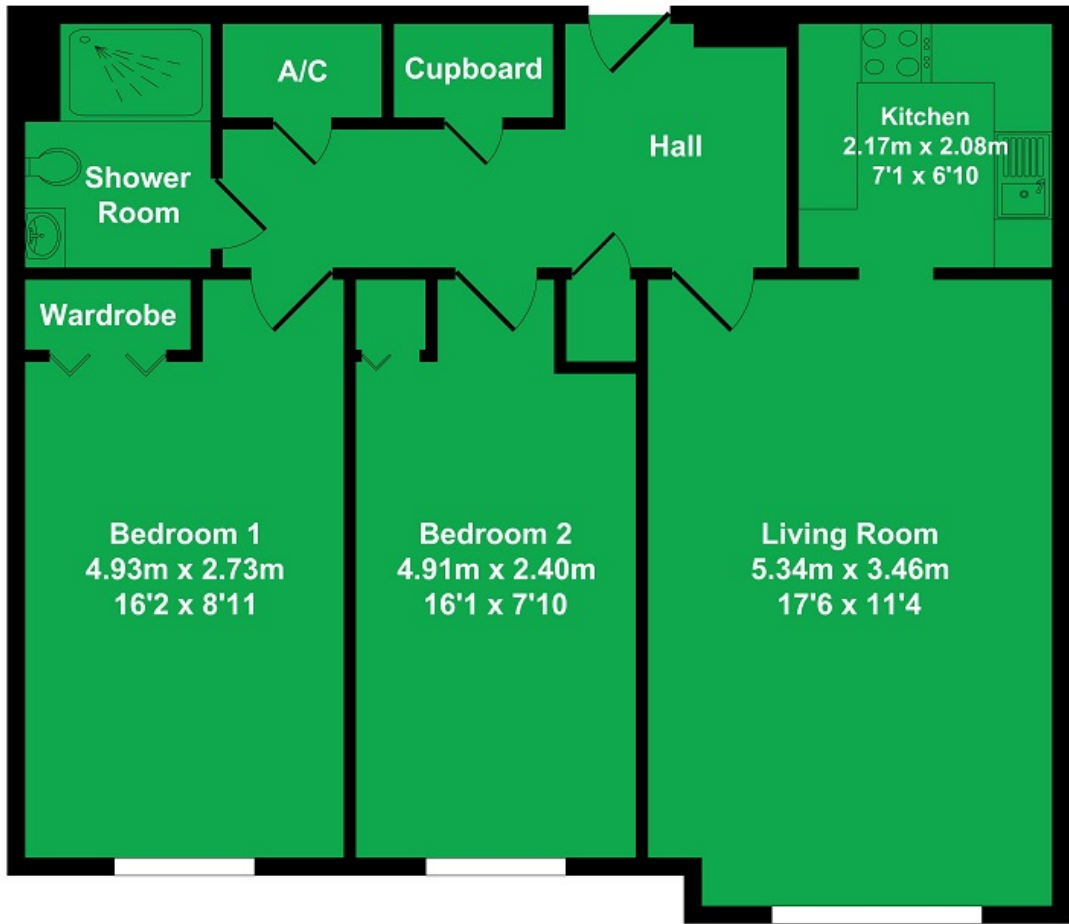
**Tenure: Leasehold**

A spacious two bedroom second floor retirement flat on this sought after development. It benefits from electric storage heating and double glazing. The property is in excellent condition, just a short walk from local shops and amenities and is offered for sale with No Onward Chain.



The property comprises:

- Entrance Hall
- Large Sitting room with Fireplace
- Fitted Kitchen with Integrated Appliances
- Two Bedrooms
- Shower Room
- Storage Cupboard
- Double Glazing throughout
- Electric Storage heating
- Parking
- Use of Communal Gardens
- No onward chain



Approx. Floor  
Area 63.72 Sq.M.  
(686 Sq.Ft.)

Total Approx. Floor Area 63.72 Sq.M. (686 Sq.Ft.)





The property has been well maintained and the grounds of the development are kept in excellent order by the management company. The property has the use of the developments facilities including the communal lounge and gardens.

The property has to be occupied by the over 60's (requirement for one adult to be 60 or over) and an annual service charge is payable for the maintenance of the building and grounds and the ground rent totalling approximately £4300 each year.

On site services are available if required to include Careline Alarm Service, Laundry, Guest Facilities, Lift and Social Activities, both cats and dogs are generally welcome with permission from the management company.





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Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects.

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**Our ref: KR/HOL0410002**