



LEECHADWICK

SOLICITORS LLP
& ESTATE AGENTS



Windrush Court, St Mary's Mead

Witney

Price £125,000

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Local Authority: West Oxfordshire District Council

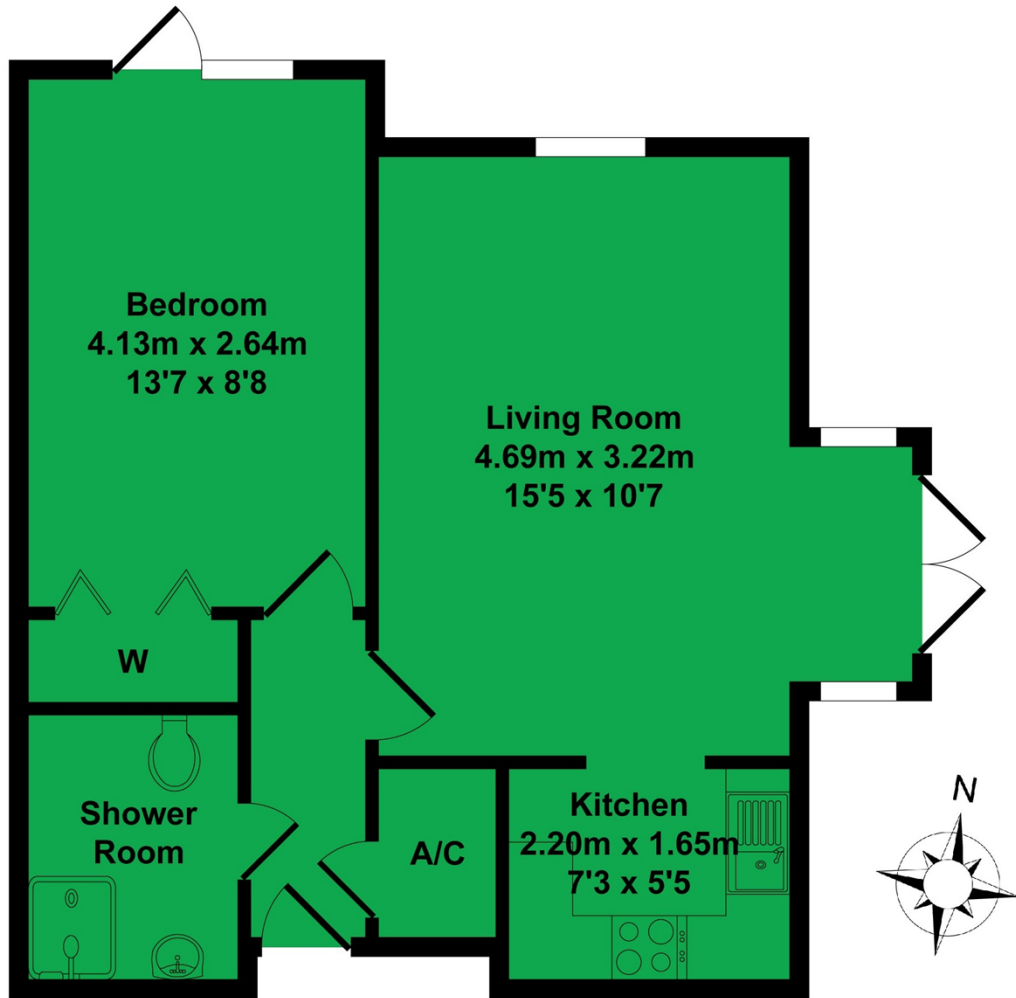
Council Tax Band: C for 2023

Tenure: Leasehold – 90 year Lease

A spacious one bedroom ground floor retirement flat on this sought after development. The flat benefits from a double aspect sitting room giving it a very spacious and light feel, electric storage heating and double glazing. The property is in good 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 Double Aspect Sitting room with Fireplace
- Fitted Kitchen and Integrated Appliances
- Bedroom with Built in Wardrobes
- Bathroom
- Airing Cupboard
- Double Glazing throughout
- Electric Night Storage heating
- Service Charge for 2023 £2100 per annum (approx.)
- Ground Rent per half year for 2023 £250 (approx.)
- Parking and Use of Communal Gardens



Total Approx. Floor Area 441 Sq.Ft. (41.0 Sq.M.)







The flat has been well maintained and the grounds of the development are kept in excellent order by the management company. The flat 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 £2,600 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 may be welcome by arrangement with the management company.



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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