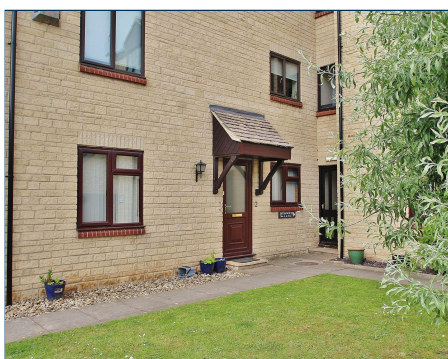




2 The Old Coachyard, Witney OX28 6JB

Distances: Witney Market Square c. 0.4 miles / Oxford c. 11 miles / Hanborough Rail Station c. 5.8 miles. Well placed for the town centre amenities and offered 'For Sale' with NO ONWARD CHAIN, a 2 bedroom ground floor flat with its own external entrance and allocated parking space. The good size accommodation benefits from electric heating and features a living room (with French doors), a kitchen, 2 double bedrooms and a shower room. Current annual maintenance charge: £2,223.75. Ground Rent: Zero. Lease: Approximately 60 years remaining but is in the process of being extended to 150 years.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £189,950

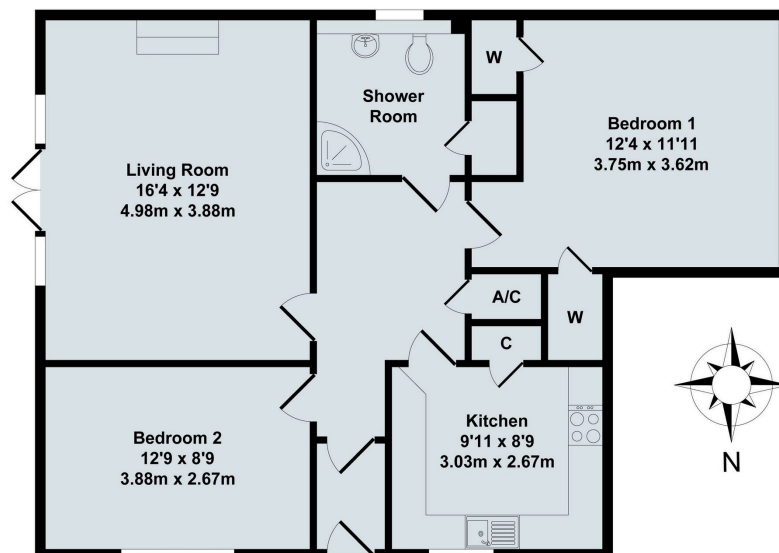
www.thomasmerrifield.co.uk



2 The Old Coachyard, Witney, Oxfordshire OX28 6JB

- Porch and Hallway
- Living Room
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Own External Entrance
- Allocated Parking Space
- Electric Heating
- Well Placed For Town Amenities
- NO ONWARD CHAIN

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.
29126



Ground Floor

2 The Old Coachyard, Witney

Total Approx. Floor Area 783 Sq.Ft. (72.70 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band C / EPC Rating: 57/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information : All mains services with the exception of Gas. Superfast broadband available. Mobile & data: '3'- 81% performance.

Tenure:

Current annual maintenance charge: £2223.75 Ground Rent: Zero. Lease: Approx. 60 yrs remaining but is in the process of being extended to 150 yrs

Tel: 01993 772000

Email: 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.
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