



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

A 2 bedroom first floor apartment in this desirable retirement development in the centre of Witney. The property is extremely well presented and provides spacious and light accommodation, to include a hall, double aspect living/dining room and a kitchen with a breakfast area, together with an ensuite and main shower room. The development is for those over 55 and is beautifully maintained with landscaped gardens and 2 large ponds. There is a small shared patio area and allocated parking.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

**Price £255,000**

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)



## 12 St. Mary's Mead, Witney, Oxfordshire OX28 4EZ

- Entrance Hall
- Living/Dining Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Ensuite & Main Shower Room
- Double Glazing & GCH
- Allocated Parking Space
- Shared Patio & Communal Gardens
- St. Mary's Mead Facilities
- Close To The Town Centre

From OFCOM:

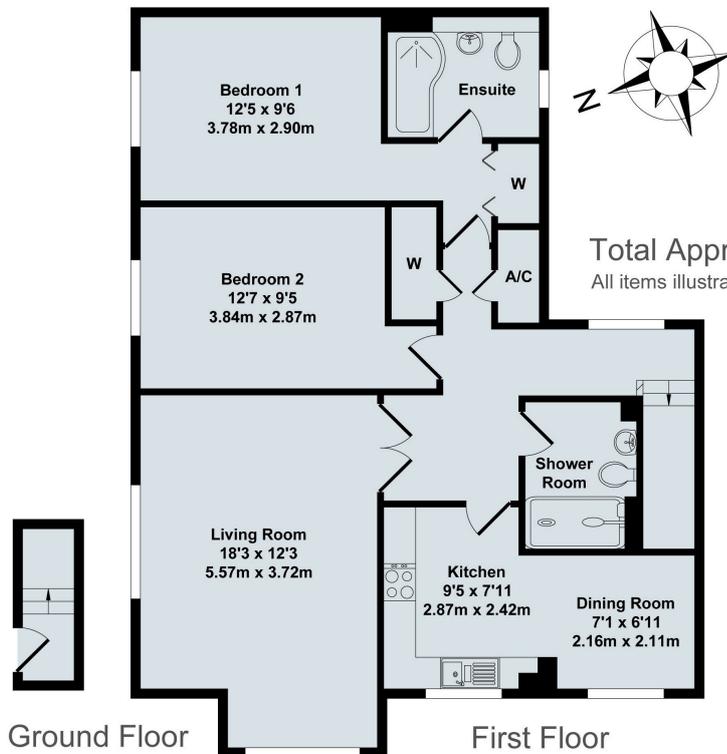
Broadband: Ultrafast is available

Mobile:

Outdoor is Likely for O2, EE, Vodafone and Three

Indoor is Likely for EE, Limited for O2, Vodafone and Three.

10F25



### 12 St. Marys Mead

Total Approx. Floor Area 908 Sq.Ft. (84.40 Sq.M.)

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

#### Local Authority:

WODC Tax Band E / EPC Rating: 73/C

#### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

#### Tenure:

Leasehold - 125 years from 1989. Current Annual (2024) Service Charge £3233.67. Current Annual (2024) Ground Rent £601.74.

Tel: 01993 772000

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