



Flat 20 Swinbrook Court, Witney OX28 6FN

A 2 bedroom first floor apartment in this delightful town centre retirement scheme for the over 60's. The property is conveniently situated within walking distance of Waitrose and Witney Windrush Leisure Centre. Spacious and light accommodation comprises a hall, lovely size living room/dining room leading to a balcony, a kitchen, 2 double bedrooms (both with built in wardrobes) and a bathroom. There is double glazing and electric heating, and the property is attractively set in communal gardens which include, lawns, flower borders, trees, shrubs and a covered seating area. There is a House Manager who lives onsite and a Careline alarm system, together with a communal lounge and kitchen; where regular social activities take place, and guest facilities for visitors. Car parking is available on site. Available for sale with no onward chain.



SALES LETTINGS

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t. 01993 772000

Price £225,000

www.thomasmerrifield.co.uk



Flat 20, Swinbrook Court, Witney, Oxfordshire OX28 6FN

- Entrance Hall
- Living/Dining Room (with balcony)
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Communal Gardens
- Close The Town Centre
- No Onward Chain

From OFCOM:

Broadband: Superfast is available

Mobile:

Outdoor is Likely for O2, EE, Vodafone and Three

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

31G25



First Floor

Flat 20, Swinbrook Court, 70 Langdale Gate, Witney

Total Approx. Floor Area 732 Sq.Ft. (68.0 Sq.M.)

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

Local Authority:

WODC Tax Band D / EPC Rating: 76/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold - Current (2025) Service Charge

£4522.82 p.a. Current (2025) Ground Rent £100 p.a.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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