



Flat 1, 3 Meadow Lane, Witney OX28 6DN

Draft details - may be subject to alterations.

A 2 bedroom ground floor apartment with 2 parking spaces, conveniently situated within walking distance of the town centre. The accommodation includes an entrance hall, living/dining room, kitchen, 2 bedrooms and a bathroom, together with double glazing and gas central heating. Available with no onward chain.



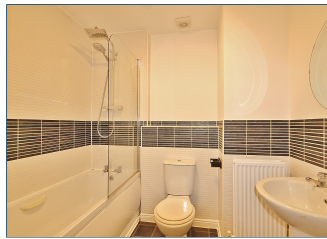
SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £230,000

www.thomasmerrifield.co.uk



Flat 1, 3 Meadow Lane, Witney, Oxfordshire OX28 6DN

- Entrance Hall
- Living/Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- 2 Allocated Parking Spaces
- Close To The Town Centre
- No Onward Chain

From OFCOM:

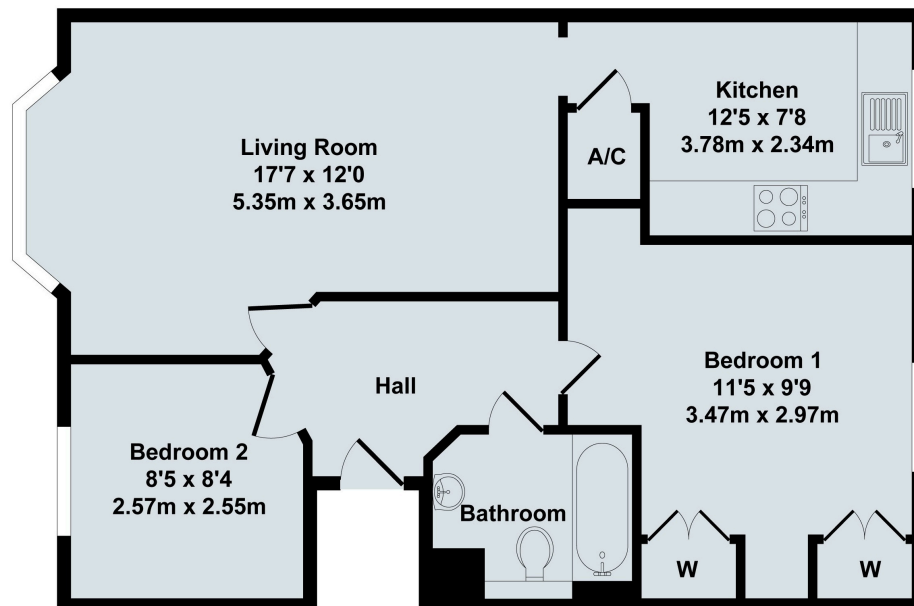
Broadband: Ultrafast is available

Mobile:

Outdoor is Likely for O2, EE, Vodafone and Three

Indoor is Limited for EE, Three, and Vodafone; Likely for O2 (voice).

14D25



Flat 1, 3 Meadow Lane, Witney
Total Approx. Floor Area 622 Sq.Ft. (57.80 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"



Local Authority:

WODC Tax Band C / EPC Rating: 78/C

Contact:

52 Market Square, Witney,
 Oxfordshire, OX28 6AF

Tenure:

Leasehold - 125 years from 2005 / Current (2025) Service
 Charge: £1319.60 p.a. / Current (2025) Ground Rent: £150 p.a.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
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