



**30 Otters Court, Priory Mill Lane, Witney, Oxon,
OX28 1GJ**

Asking Price: £130,000

Leasehold

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Otters Court facilities include a house manager, residents lounge, lift, guest suite, laundry, communal grounds and a residents car park.

The accommodation comprises entrance hall with storage cupboard, a living/dining room with feature electric fireplace, kitchen with a number of integrated appliances, double bedroom with wardrobe, and a shower room. There is electric heating and double glazing.

We understand residents must be over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years.

SERVICE CHARGE: £2055.00 per annum.

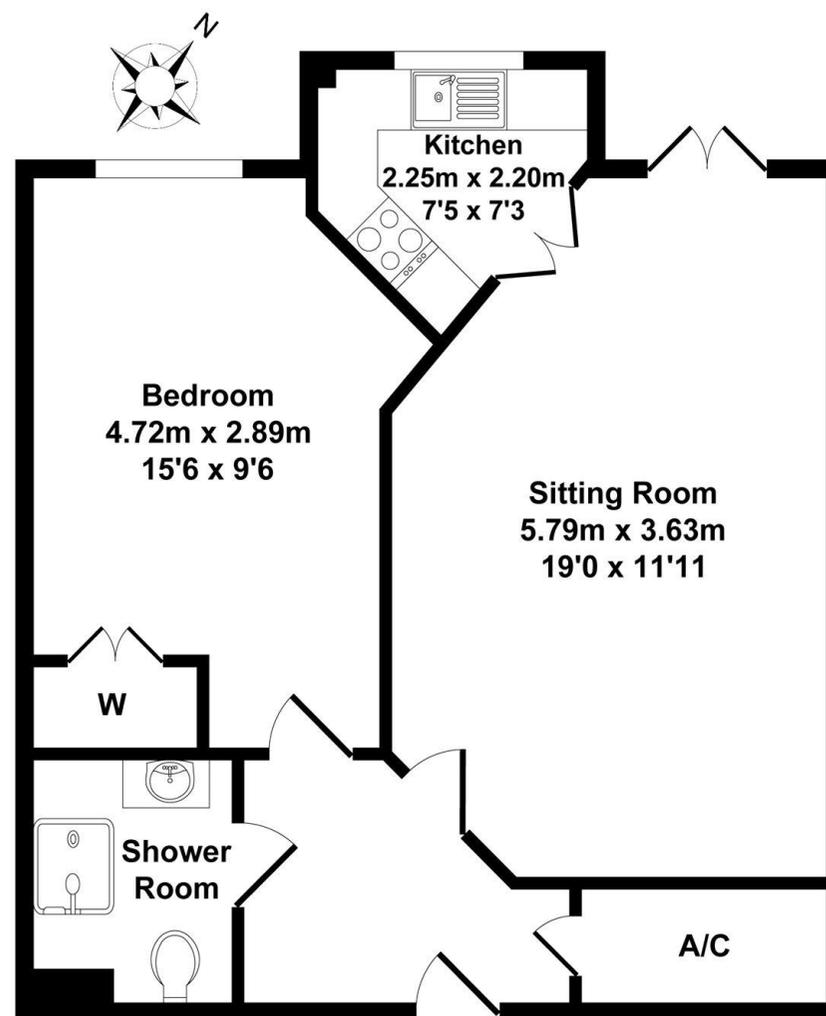
GROUND RENT: £425.00 per annum.

TENURE: Leasehold 125 years from 2007.

DIRECTIONS: From the centre of Witney proceed along High Street and at the traffic lights turn right into Witan Way, left into New Bridge Street and continue over the bridge. Otters Court is the building on the left and the entrance is accessed by turning left at the mini roundabout, left into Priory Mill Lane and left through the archway into the residents car park.

Witney is an attractive country town with good modern amenities and a bustling community life. There are fine buildings surrounding the ancient Buttercross and a twice weekly market. There are two major health centres with others on the periphery. Witney Lakes Resort has a golf course, health club and swimming pool and offers many other sporting activities and there is also a community leisure centre. The Woolgate Centre and Marriotts Walk provide an excellent variety of shops including Marks & Spencer, a Multi-Screen Cinema and many restaurants and food outlets. Public transport is available from outlying villages and from Witney to Oxford.

- Leasehold
- Retirement apartment
- Close to town centre amenities
- Living/dining room
- Kitchen
- One bedroom
- Shower room
- Available with no onward chain



All items illustrated on this plan are included in the Total Approx Floor Area 47.20 Sq.M. (508 Sq.Ft.)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.