



Flat 5, St Michaels House, Acre End Close, Eynsham OX29 4AE

Draft details - may be subject to alterations. Distances: Witney Market Square c. 5.9 miles / Oxford c. 8.6 miles / Hanborough Station c. 4 miles

Situated in the heart of this thriving and highly regarded village and within walking distance of the excellent amenities, a superb duplex apartment forming part of a tastefully converted period building. The accommodation is arranged over two floors (ground floor and lower ground floor) and there is a double bedroom on each floor. The good size 'open plan' living space and kitchen are also on the ground floor, as is the shower room. Gas central heating is installed and double glazing fitted. Outside are communal garden areas and a large communal patio, plus a residents' car park with one allocated parking space (guest spaces are also available). This is a Leasehold property which also benefits from a Share of the Freehold. Current service charge: £766.44 per annum. NB: THE MAIN PHOTO SHOWS THE FRONT OF ST MICHAELS HOUSE, APARTMENT 5 IS PART OF A SECTION TO THE RIGHT HAND SIDE (OUT OF SHOT).

THOMAS
MERRIFIELD

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £285,000

www.thomasmerrifield.co.uk

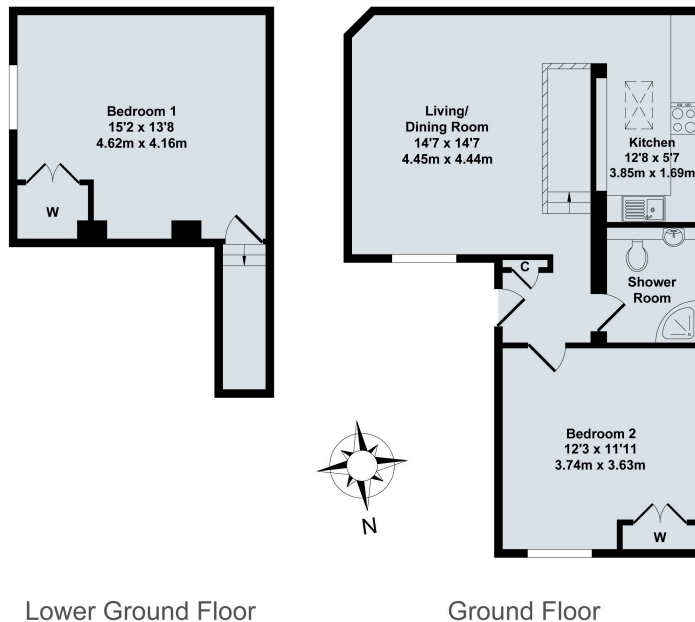


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- Entrance Hall
- Living/Dining Room
- Kitchen
- 2 Double Bedrooms & Shower Room
- Duplex Within Period Building
- Close To Local Amenities
- Gas Central Heating
- Double Glazing
- Communal Gardens & Patio
- Allocated Parking in the Residents' Car Park

Directions

Leave Witney via the A40 in an easterly direction. After approx. 3 miles filter right where signposted Eynsham (traffic lights). Continue along this road (Witney Road) and then turn left (1st exit) at the mini-roundabout into Acre End Street. Take the next left into Acre End Close. St Michaels House is found immediately on the left with the resident's car park just beyond the end of the building. 18E23



Flat 5, St. Michaels House, Acre End Close, Eynsham

Total Approx. Floor Area 752 Sq.Ft. (69.90 Sq.M.)

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

Local Authority:

WODC Band: B

Current EPC Rating : 74/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold - 999 years from 2018. Current service charge: £766.44 per annum.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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