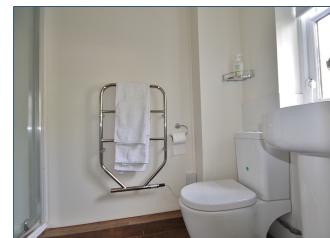


2 Waine Rush View, Witney OX28 4WX

A light and airy 2 bedroom ground floor apartment, conveniently situated in this town centre location. The property is presented in excellent condition throughout, with accommodation to include an entrance hall, living/dining room, kitchen, 2 double bedrooms, an ensuite and main bathroom, together with double glazing and electric heating and the added benefit of a garage and parking space.

Available for sale with no onward chain.

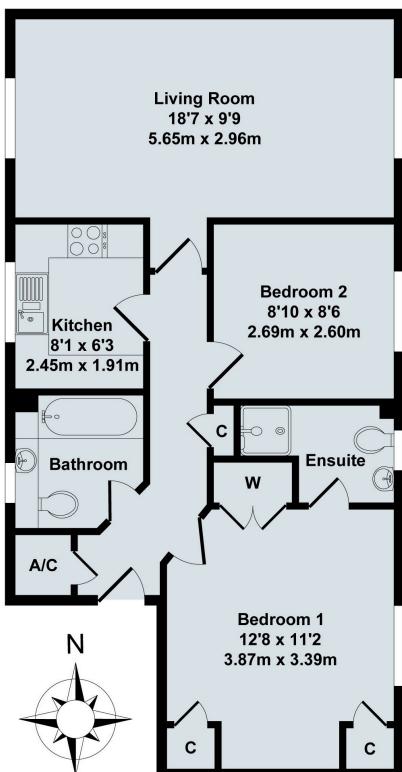


2 Waine Rush View, Witney OX28 4WX

- Entrance Hall
- Living/Dining Room
- 2 Double Bedrooms
- Ensuite & Main Bathroom
- Double Glazing
- Electric Heating
- Garage & Parking Space
- No Onward Chain
- Close To The Town Centre Shops & Amenities

Directions

From our office in Market Square, proceed along Langdale Gate. At the roundabout turn left onto Witan Way. Follow this road along for a short distance, turning left into Waine Rush View. Follow the road round to the right and the property is found at the end of the close. 09E23



2 Waine Rush View
Total Approx. Floor Area 617 Sq.Ft. (57.30 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Band C / EPC Rating: 64/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold - length of lease is 125 yrs from 1998

Ground rent: £50 pa (2023) / Service Charge: £2463.20 pa (2023)

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
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.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.