

## 9 Windrush Court

67 St. Marys Mead, Witney, Oxfordshire, OX28 4FD



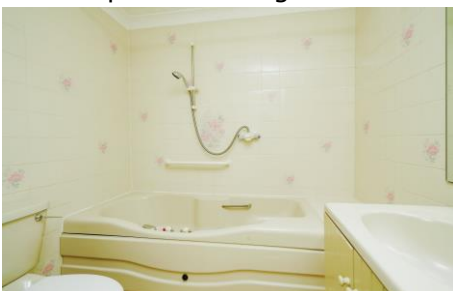
**PRICE: Offers in the Region Of £120,000**      **Lease: 125 years from 1988**

### Property Description:

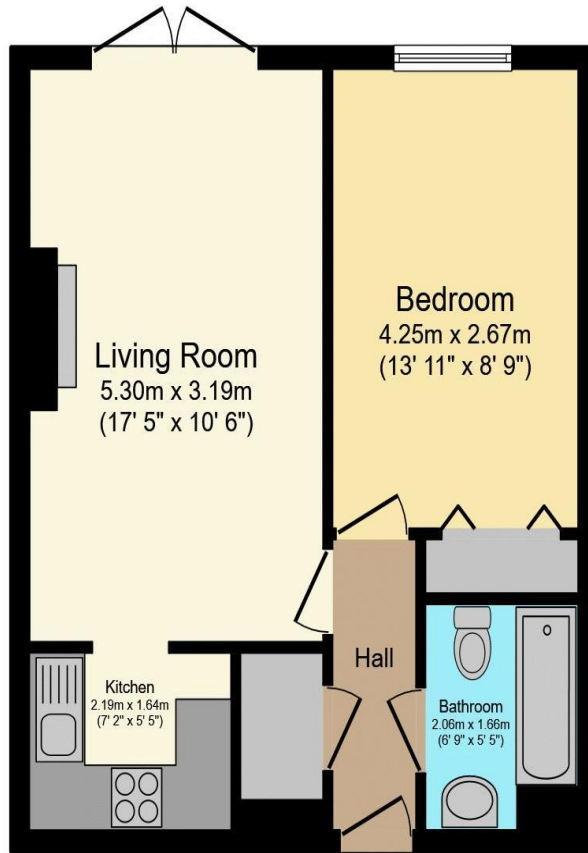
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH DOORS LEADING TO GARDENS Surrounded by countryside, Witney a market town lies on the edge of the Cotswolds, just 15 miles west of Oxford. Witney's architecture reflects its past prosperity from the wool trade, including the 17th century Buttercross, the Church of St Mary the Virgin and the fine tree-bordered green. The town has a unique blend of shops and cafes, a twice-weekly market and plenty of annual festivals. Windrush Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 54 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge and Communal Laundry  
24 hour emergency Appello call system  
Residents and visitors parking  
Development Manager

Minimum Age 60  
Lift to all floors  
Guest Suite  
Lease 125 years from 1988



**For more details or to make an appointment to view, please contact  
Millie & Carla**



Total floor area 42.0 sq.m. (452 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£547.04**

**Ground Rent Period Review:**

**2032**

**Annual Service Charge:**

**£3566.66**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.