



WOODFORD MILL
PRIVATE ROAD

48 Woodford Mill
Witney, Oxfordshire OX28 6DE

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A spacious 2 bedroom ground floor apartment which is very conveniently placed for access to the town centre and its excellent range of amenities. The property forms part of this prestigious riverside gated development which retains many converted character buildings from the former Early blanket factory which operated for many years on the site. The accommodation includes an entrance hall, good size living room, a refitted kitchen (c. 2023), refitted ensuite shower room (c. 2022), and a main bathroom. There is an allocated parking space very near to the apartment, and communal gardens. Current ground rent: £200 per annum. Service charges for 2024: £5,407. Lease: 125 years from 01/01/2001. NB. The flat flooded in 2007 but the vendor has informed us that it has not flooded since then.

Directions

Head North along Witney High Street and proceed through the traffic lights. Take the first exit off the mini roundabout onto Mill Street. Woodford Mill is the second turning on the right hand side. A code is required to open the security gates into the development, using the keypad.

20L24

Distances

Witney, Market Square c. 0.6 miles / Oxford c. 11.6 miles / Hanborough Train Station c. 5.9 miles / Woodstock c. 8.8 miles





ACCOMMODATION

Hallway
Living/Dining Room
Refitted Kitchen
2 Double Bedrooms (both with built in wardrobes)
Refitted Ensuite Shower Room
Main Bathroom

Double Glazing
Electric Heating

OUTSIDE

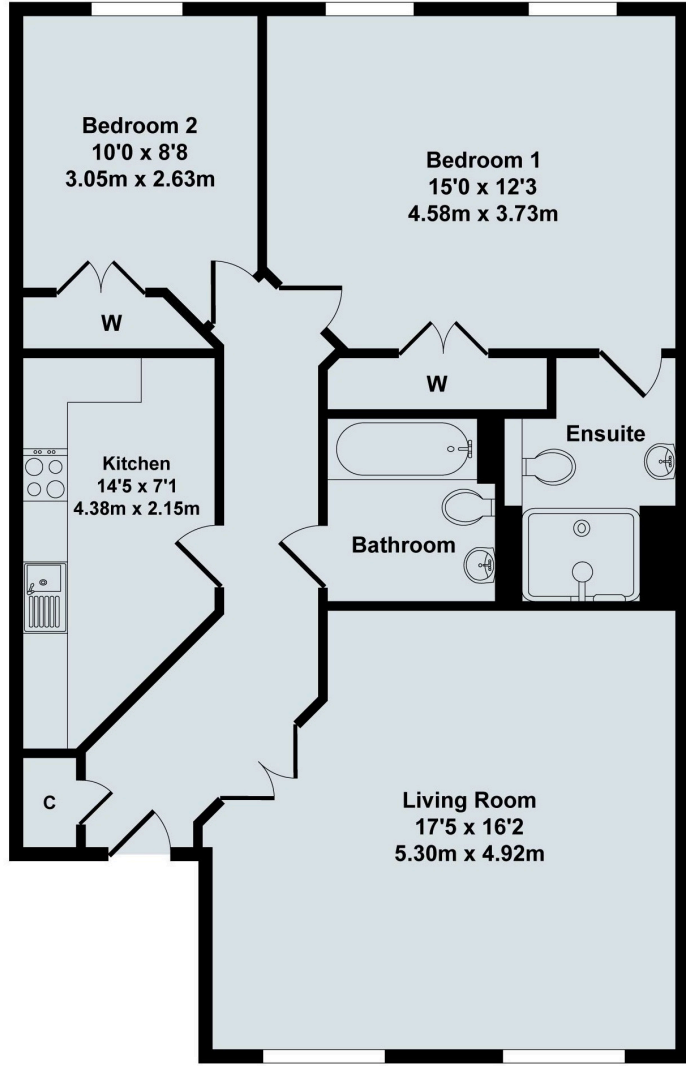
Remote Opening Security Gates Into Development
Attractive Communal Gardens
Allocated Parking Space

Well Placed For Access To The Town Centre

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Price £265,000 Leasehold
WODC Tax Band D / EPC Rating: 54/E.





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Total Approx. Floor Area 859 Sq.Ft. (79.80 Sq.M.)

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

Contact:

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