



## Flat 9, 1 Harvest Grove, Witney OX28 1FD

Draft details - may be subject to alterations.

An extremely well presented 2 bedroom second floor apartment, with a spacious and light accommodation including a stylish open plan layout of living space, and 2 double bedrooms. The living space comprises a sitting area, a dining area also suitable for a home office, and a centrally positioned kitchen. The property is situated close to amenities on the popular Madley Park development and on the top floor in a convenient location in Witney, close to a bus service. In addition there is a good size bathroom with a heated towel rail, electric heating, double glazed windows and access to the loft space for storage. There is also the benefit of an allocated parking space to the rear.



SALES LETTINGS

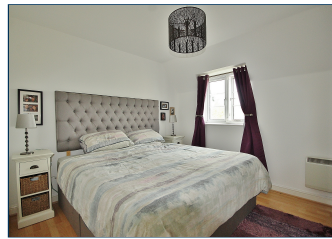
e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

Price £215,000

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)





## Flat 9, 1 Harvest Grove, Witney, Oxfordshire OX28 1FD

- Entrance Hall
- Living/Dining/Kitchen
- 2 Double Bedrooms
- Bathroom
- Loft Space For Storage
- Double Glazing
- Electric Heating
- Allocated Parking Space

All mains services are connected except gas.

Info from Ofcom:

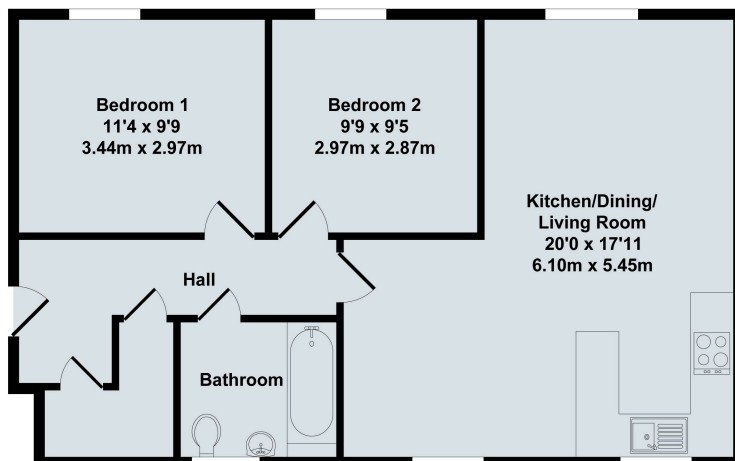
Mobile Phone Coverage:

Coverage Outdoors: Outdoor signal is likely for EE, O2, Vodafone & Three  
Broadband: Ultrafast is available

Flood Risk:

From Rivers & Sea - Low

Surface Water - Low chance of surface water



### Flat 9, Harvest Grove

Total Approx. Floor Area 652 Sq.Ft. (60.60 Sq.M.)

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

### Local Authority:

WODC Tax Band C / EPC Rating: 75/C

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Leasehold - Current Service Charge £1250

p.a. Current Ground Rent £100 p.a.

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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