



## 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.

THOMAS  
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SALES LETTINGS

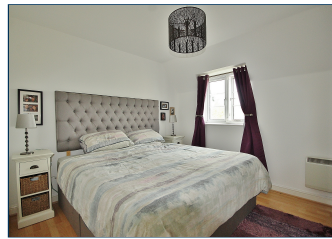
e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

Price £210,000

[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:

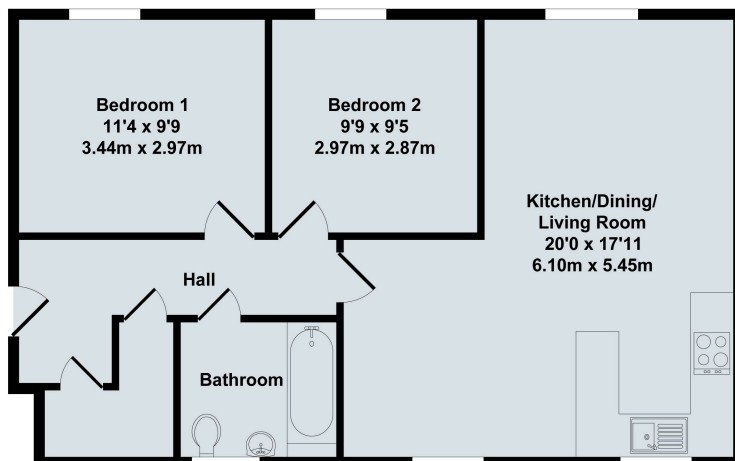
Mobile Phone Coverage:

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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