



Flat 11 Woodley House, 34 Woodley Green, Witney, OX28 1BF

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 1.7 miles / Hanborough Train Station c. 5 miles / Oxford c. 12.7 miles

Pleasantly situated on the popular 'Madley Park' development, an appealing 2 bedroom, first floor apartment with an allocated parking space.

Accommodation comprises of an entrance hall, living/dining room, kitchen and a large bathroom (with both a bath and shower). There are the further advantages of double glazing and electric underfloor heating. The property is well placed for access to shops and other local amenities. Leasehold- 150 years from 2003. Current service charges: £2034.46 pa. Current Ground Rent: £311 pa.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £215,000

www.thomasmerrifield.co.uk

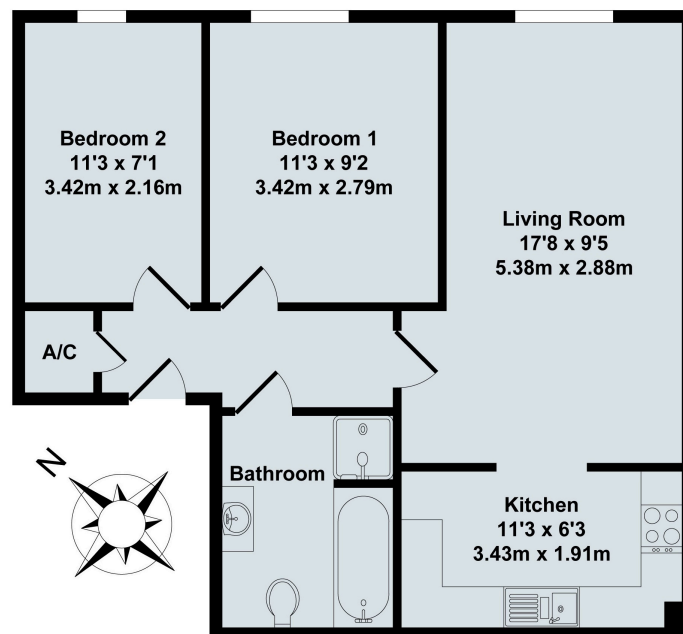


Flat 11 Woodley House, 34 Woodley Green, Witney, Oxfordshire OX28 1BF

- Hallway
- Living/Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom (with bath & shower cubicle)
- Entry Phone System
- Electric Underfloor Heating
- Double Glazing
- Allocated Parking Space
- No Onward Chain

Directions - Leave Witney town centre via Woodstock Road and take the last turning on the right hand side into Harvest Way. Take the first turning left into Woodley Green and continue around the green to Woodley House (which overlooks the green). O4G25

All mains services, with the exception of gas. Superfast broadband available. Mobile & data: Up to 83% performance ('Three'). 25125



Flat 11, Woodley House

Total Approx. Floor Area 564 Sq.Ft. (52.40 Sq.M.)

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

Local Authority:

WODC Tax Band C / EPC Rating: 84/B

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold -150 yrs from 2003 (128 yrs remaining). Current service charge £2034.46 & ground rent £311 (2025)

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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