



**Fernleigh, Buttercross Lane**

**Witney**

**Two Bedroom, Second Floor, Price £180,000**

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**Local Authority: West Oxfordshire District Council**

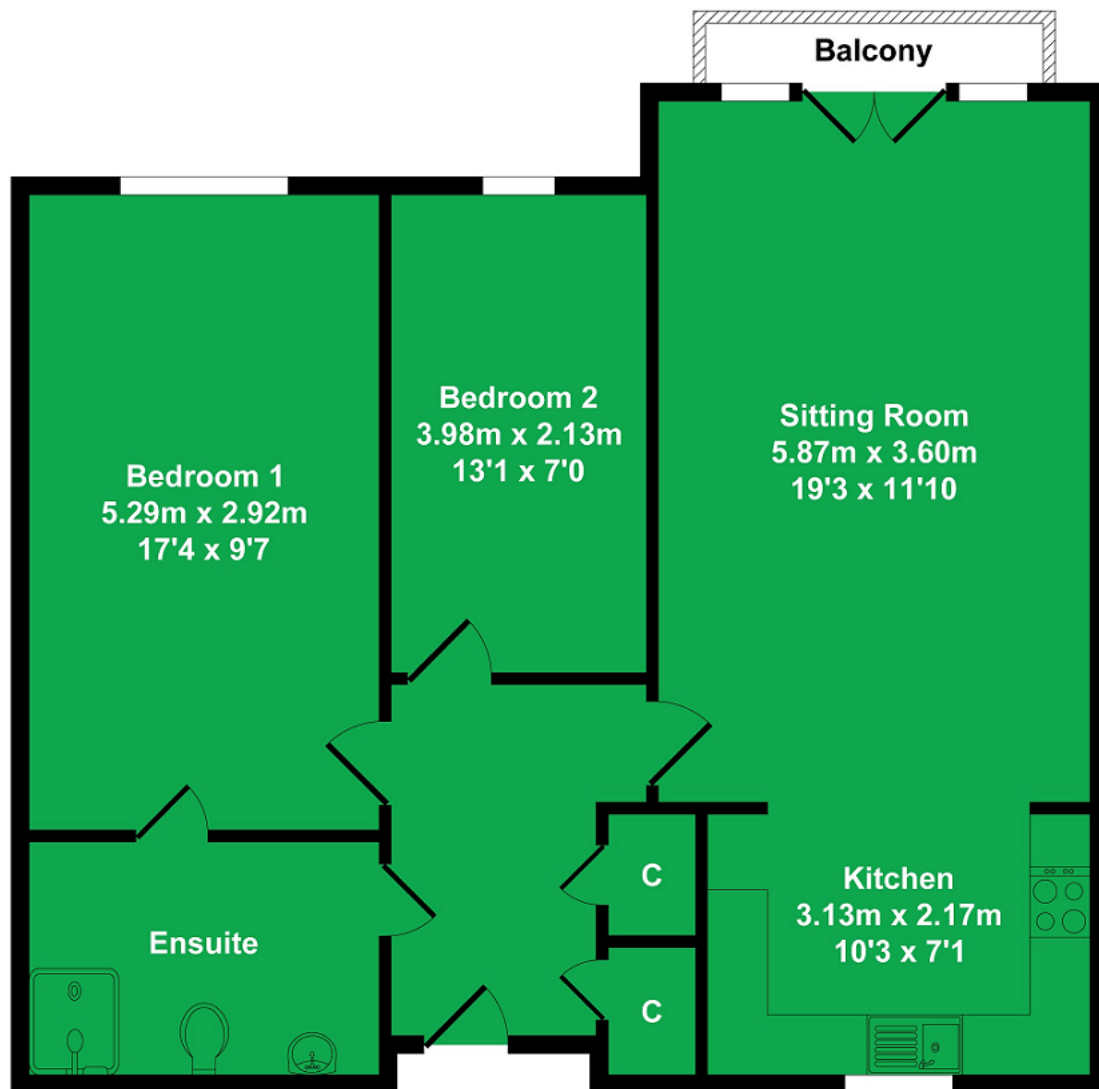
**Council Tax Band: D for 2024/2025**

**Tenure: Leasehold**

A spacious two bedroom second floor flat for the over 55's with balcony in this sought after development. The property is in excellent condition, just a short walk from local shops and amenities and is offered for sale with **No Onward Chain**.

The property comprises:

- Intercom door entry system
- Entrance Hall with Storage Cupboards
- Open Plan Living Room/Kitchen Fitted Kitchen
- Spacious Master Bedroom
- Second Bedroom
- Shower/Wet Room with emergency pull cord
- Lift, Hair Salon, Cinema Room and Restaurant on site
- New in 2015
- Care available
- Use of Communal Gardens and Parking
- Two dedicated rooms to park mobility scooters with charging facilities
- Activity rooms and seating areas throughout for cosy chats with friends and neighbours
- Dedicated rooms with baths for assisted bathing with core care staff



Total Approx. Floor Area 722 Sq.Ft. (67.10 Sq.M.)















The Lease is for a term of 125 years from 1 January 2015. There is a monthly Service charge in the sum of £518.87 for 2025/2026 and an annual Ground rent of £75 until 31 December 2039 and is subject to review at that time. Core care charge of £109.60 is charged every four weeks and will be increasing to £122.40 from May 2025.

The property has been well maintained and the grounds of the development are kept in excellent order by the management company. The Apartment faces a beautiful mature tree and planting area and has the use of the development's facilities



including the communal lounge and gardens. The property has to be occupied by the over 55's. On site services are available if required.

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Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects.

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