



Connells

New Bridge Street
Witney



Property Description

Located in a prime position in the heart of Witney is this beautifully presented and spacious two-bedroom apartment that is located on the top floor.

As you walk in you will find two well-proportioned double bedrooms, a three-piece family bathroom that is both modern and sizeable and a dual aspect living area that allows plenty of natural light to flood in that is open to a well thought out kitchen that offers lots of storage space and room for appliances.

This lovely apartment has electric heating, neat and tidy communal entrance with buzzer and an allocated parking space. Positioned just a short walk to all amenities, main bus routes and the A40. Additionally, there is "loft access" as this space comes with the flat and can be boarded and used as pleased.

Witney is a delightful market town historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, and a fine choice of pub/restaurants. It also has the benefit of plentiful free car parking. The A40 provides a road link to Oxford to the east and Cheltenham to the west. A main line station with a fast London service is at nearby Long Hanborough about five miles away.

Lease 125 years from 2007.



Lounge

12' 7" x 18' 9" (3.84m x 5.71m)

Kitchen

8' 10" x 7' 11" (2.69m x 2.41m)

New taps

Bedroom One

8' 10" x 14' 2" (2.69m x 4.32m)

Bedroom Two

8' 1" x 10' 2" (2.46m x 3.10m)

Bathroom

7' 6" x 6' 11" (2.29m x 2.11m)

New Flooring. Showrr
Screen, Radiator and new
taps





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

view this property online connells.co.uk/Property/WNY305352

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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