

Beechgate, Witney OX28 4JL



# welcome to

# Beechgate, Witney

First floor apartment offering well presented and superbly proportioned living space which includes two double bedrooms, fitted kitchen / diner, bathroom, living room and reception hallway. Allocated parking.





Generously proportioned, light and airy, first floor apartment providing two double bedrooms, reception hallway, fitted kitchen / diner with Juliette balcony and a good size living room also with Juliette balcony. A smartly appointed bathroom completes the accommodation which is presented to a good standard. Externally there are communal gardens and both allocated parking and visitor spaces for guests. The property is pleasantly positioned in a popular residential location which provides excellent access to local amenities and though routes.

### **Communal Entrance**

### **Reception Hallway**

**Living Room** 13' 3" x 12' 6" ( 4.04m x 3.81m )

**Kitchen / Breakfast Room** 16' 3" x 7' 9" ( 4.95m x 2.36m )

Bedroom 1 11' 6" x 8' 2" minimum ( 3.51m x 2.49m minimum )

**Bedroom 2** 11' 6" x 8' 1" ( 3.51m x 2.46m )

Bathroom











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# **Beechgate**, Witney

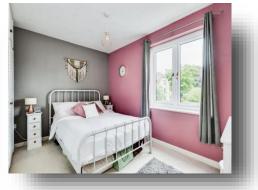
- First floor apartment
- Two double bedrooms
- Living room with Juliette balcony
- Fitted kitchen / diner with Juliette balcony
- Refitted bathroom

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £220,000





## view this property online allenandharris.co.uk/Property/WIT105791



Property Ref: WIT105791 - 0002 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

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