



Fernleigh, Witney

# Flat 79 Fernleigh, Buttercross Lane

Witney OX28 4DZ

## £210,000

Guide Price



Adjacent to The Leys recreation ground and close to the delightful Church Green, this retirement apartment enjoys the benefits of a 24/7 on-site care team, residents' lounge, large mobility scooter store and low-cost restaurant which delivers meals to flats on request.

The main entrance hall, with lift and stairs to the top floor and on to Flat 79 which is well presented and offers a spacious, open plan living/kitchen area with a good size balcony offering space for a table and chairs. The kitchen offers a wide range of gloss white units and the whole living area is filled with natural light from the window and doors to the balcony. The double bedroom enjoys plenty of light and also opens to the balcony. A Jack n Jill style wetroom completes the picture.

This is a fabulous retirement opportunity close to the town centre and one that also enjoys many onsite facilities and a thriving community. Shared Ownership is also available on this apartment.

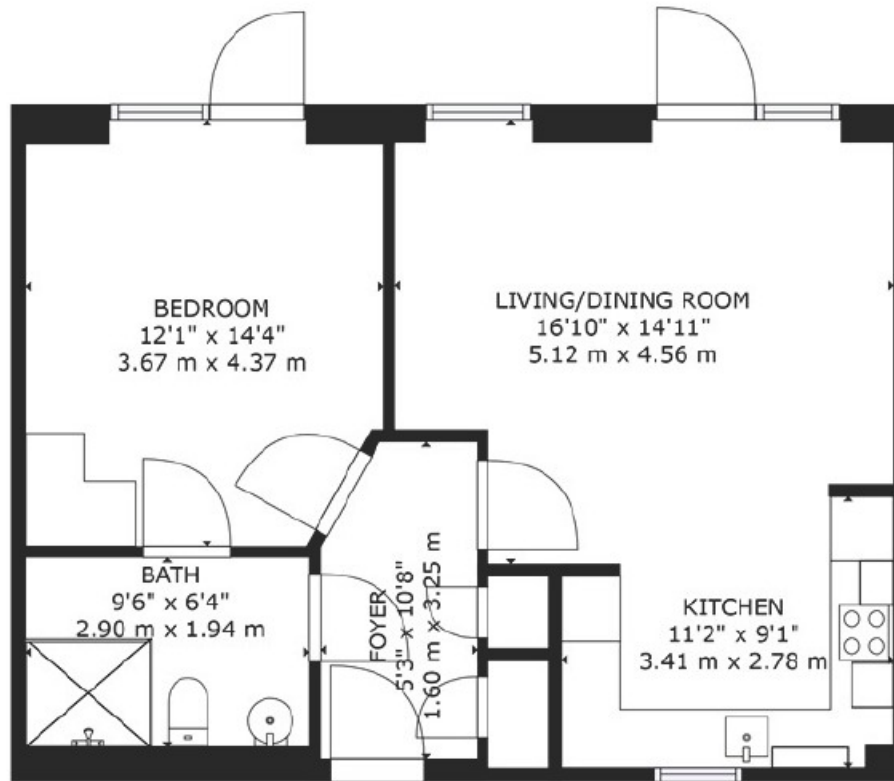
### Agent's Comment

*"A fabulous opportunity for a 75% share in this retirement apartment with a super balcony to enjoy the rooftop views and sunny alfresco dining"*





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FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 619 sq. ft, 57 m<sup>2</sup>  
TOTAL: 619 sq. ft, 57 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Breckon & Breckon**

est. 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk



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**Council Tax Band:**

Band C  
£1,842.50

**Local Authority:**

West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
100-91 A 90-81 B 80-69 G 68-55 F 54-45 E 44-35 D 34-20 C 19-10 B 9-1 G		84	84
Not energy efficient - higher ratings cost less to run England, Scotland & Wales EU Directive 2002/91/EC			