



Woodford Mill, Witney

42 The Yarn Lofts, Woodford Mill

Mill Street, Witney OX28 6DE

£240,000

Guide Price



Overlooking the River Windrush, the exclusive Woodford Mill is a gated development within a few minutes of both the town and countryside walks, this superb, light and airy apartment is being sold with no onward chain and is presented in good decorative order throughout. The front door opens to the hall which provides access to all rooms. The dual aspect sitting room is a superb space for relaxing and a well-equipped kitchen offers a modern range of units with integrated oven and hob. An ensuite shower room to the principal bedroom plus second double bedroom and contemporary fitted bathroom complete a wonderful picture.

Externally there is allocated parking with additional space for guests and a green area of communal garden is a delightful spot to take in the river and meadow view. Overall, a splendid period conversion in a tucked away position out of reach of the traffic yet just a moment's walk from Witney town centre.

Service Charge £4,332.94 per annum
101 years remaining

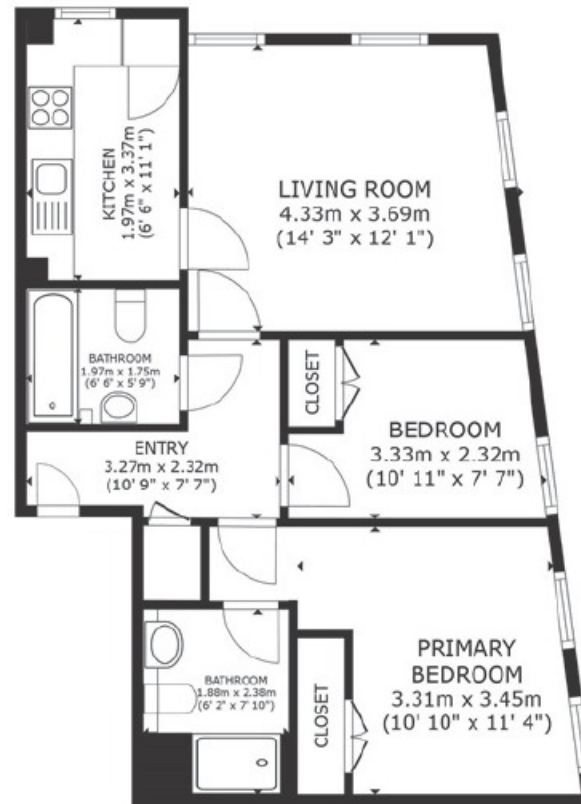
Agent's Comment

"A fantastic first home/rental investment or lock-up and leave close to both the town and countryside"





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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 58.3 m² (628 sq.ft.)
TOTAL : 58.3 m² (628 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Breckon & Breckon

est. 1947

Witney

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Oxford city centre

Tel: 01865 244735 (sales)
Tel: 01865 201111 (letting)

Summertown

Tel: 01865 310300 (sales)
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Headington

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Witney

Tel: 01993 776775 (sales)
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Council Tax Band:

Band C
£2,125.53

Local Authority:

West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
100 kWh/m ² or less	A		
81-100 kWh/m ²	B		
61-81 kWh/m ²	C		
41-61 kWh/m ²	D		
21-41 kWh/m ²	E		
1-21 kWh/m ²	F		
0-1 kWh/m ²	G		
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).		74	81