



Fernleigh, Witney

Flat 62 Fernleigh, Buttercross Lane

Witney OX28 4DZ

£250,000

Guide Price



A fabulous two bedroom retirement apartment conveniently located within distance of a pleasant walk to town and adjacent to the Leys recreation ground.

This second floor apartment enjoys private parking, communal gardens and a 24/7 on-site care team. The development has a large bike/mobility scooter store and residents' lounge among other facilities, and a popular low-cost restaurant which delivers meals to flats on request.

The main entrance hall, with lift and stairs leads to Flat 62 which is well presented and offers a spacious, open plan living/kitchen area with Juliette balcony. The well-appointed kitchen is fitted with a good range of modern units and opens to the light filled living area, with plenty of space for dining. There are two bedrooms and a modern Jack and Jill shower room.

Close to the delightful Church Green, this apartment is a 'must see'. Contact the Witney office to learn more about the facilities on offer including a flexible care package if required.

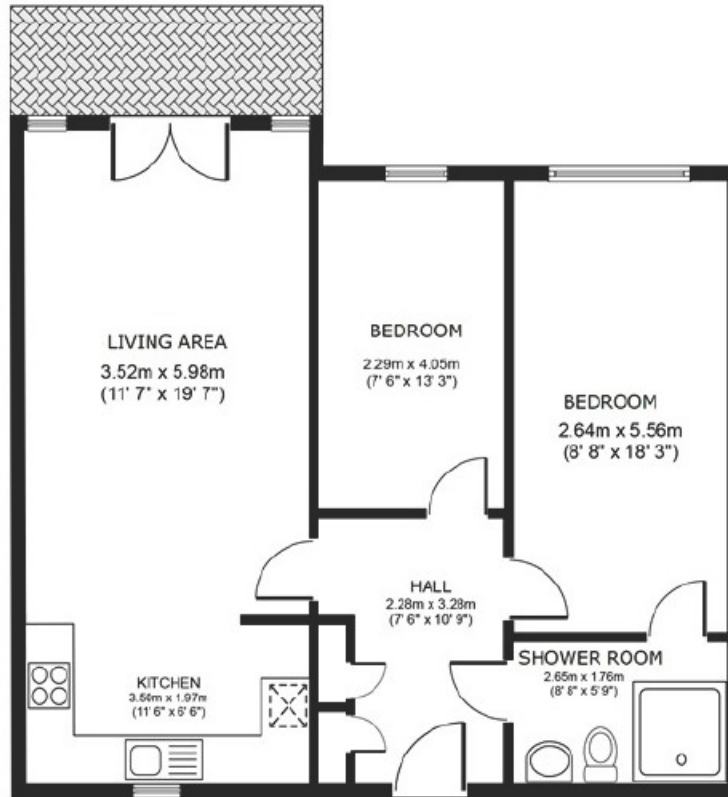
Agent's Comment

"Fernleigh is a superb retirement complex enjoying a prime position within a short distance of the delightful Church Green and town's amenities"





IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



FLOOR PLAN
FLOOR AREA 66.4 SQ.M. (714 SQ.FT.) APPROX

TOTAL FLOOR AREA 66.4 SQ.M. (714 SQ.FT.) APPROX
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Council Tax Band:

Band D
£2,073

Local Authority:

West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
100-91	A		
90-81	B		
80-65	C		
64-55	D		
54-45	E		
44-35	F		
34-20	G		
1-19			
<small> Best energy efficient - Super Energy Code No energy efficient - Super Energy Code England, Scotland & Wales </small>		88	90