



## FLAT 62 FERNLEIGH

BUTTERCROSS LANE, WITNEY OX28 4DZ

A fabulous second floor retirement apartment with 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. Flat 62 offers a spacious, open plan living/kitchen area with Juliette balcony, well-appointed kitchen, and a modern Jack and Jill shower room. Close to the delightful Church Green, this apartment is a 'must see'.

### GUIDE PRICE

**£220,000**



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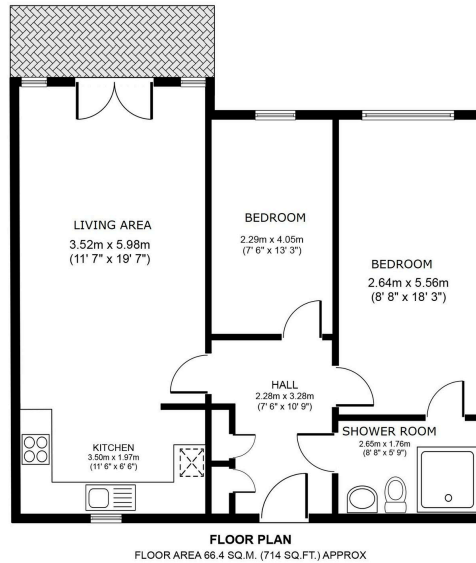


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**Communal**





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



## Council Tax Band

Band D  
£2,073

## Local Authority

Local Authority  
West Oxfordshire District  
Council

## Lease Information

Lease expires 2140  
Annual charge £3689

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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e: witney@breckon.co.uk

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### Land Team

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### Creative Department

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