



Fernleigh, Buttercross Lane, Witney

Breckon & Breckon  
est. 1947

# Flat 33 Fernleigh

Buttercross Lane, Witney OX28 4DZ

## £250,000

Guide Price



Close to the delightful Church Green and The Leys recreational ground this fabulous two bedroom retirement apartment is also conveniently positioned for a pleasant walk to the town centre and vast array of amenities on offer.

Enjoying a southerly aspect this first floor apartment offers a light-filled living/dining area with Juliette balcony, modern kitchen with integrated oven and hob and there are two double bedrooms with a refitted Jack n Jill wet room. Private parking, communal gardens, a hair salon, and a 24/7 on-site care team are additional attributes. The development has a large bike/mobility scooter store and residents' lounge, and a popular low-cost restaurant which delivers meals to flats on request.

The apartment is sold with no onward chain and an appointment to view is essential to fully appreciate the location of this wonderful apartment.

### Agent's Comment

*"Superb town centre location and fabulous retirement complex with thriving community"*





**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.

## 33 Fernleigh

Approximate Gross Internal Area = 70.9 sq m / 763 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1108101)

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## Witney

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### Oxford city centre

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

### Summertown

Tel: 01865 310300 (sales)  
Tel: 01865 558999 (apartments)

### Headington

Tel: 01865 750200 (sales)  
Tel: 01865 763999 (letting)

### Abingdon

Tel: 01235 550 550 (sales)  
Tel: 01235 554 040 (letting)

### Woodstock

Tel: 01993 811881 (sales)  
Tel: 01993 810100 (letting)

### Witney

Tel: 01993 776775 (sales)  
Tel: 01865 201111 (letting)



### Council Tax Band:

Band D - £2,391.22

### Local Authority:

West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
All energy ratings are based on a standard set of assumptions.			
A	91-100	75	88
B	81-90		
C	69-80		
D	55-68		
E	39-54		
F	13-38		
G	1-12		
See energy efficient - higher energy code.			
England, Scotland & Wales			