

# 58 OTTERS COURT

PRIORY MILL LANE, WITNEY OX28 1GJ

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Otters Court is a wonderful retirement complex enjoying a prime location close to the heart of the busy town centre with its vast array of shops, eateries and recreational amenities. Arranged over three floors each served by lift No. 58 is a light and airy two bedroom apartment offered with no onward chain. The spacious accommodation enjoys a good degree of natural light and the modern kitchen provides an excellent range of units with space for white goods. The dual aspect living area has a feature fireplace and space for dining table and chairs. Both bedrooms are double in size with fitted wardrobes to one and the modern bathroom with separate shower cubicle completes a very pleasing picture. A residential house manager, lounge for residents, laundry room, 24 hour Appello careline, and security entry system are superb additional attributes. There is a suite for guests. The minimum age is 60 (if a couple then one person should be 60 with the second 55 or over).

Lease 125 years from 2007 Service Charge £3777.90 Ground Rent £495.00



Communal

## GUIDE PRICE

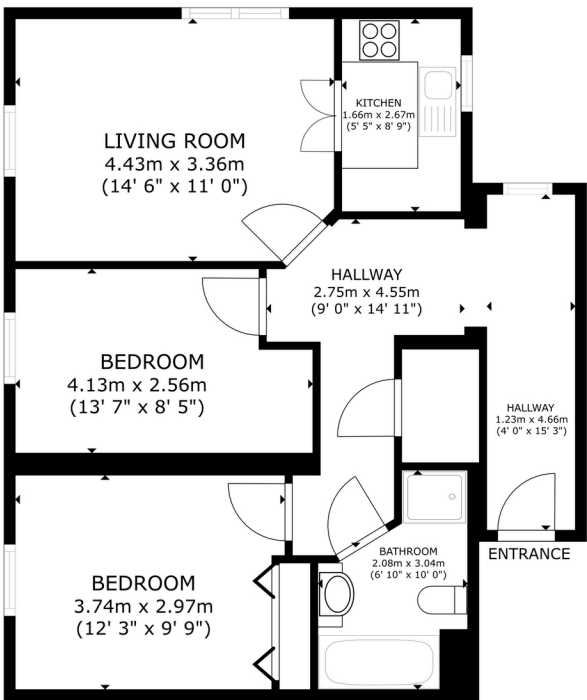
**£195,000**







# Otters Court Floor Plan



GROSS INTERNAL AREA  
FLOOR PLAN 65.1 sq.m. (700 sq.ft.)  
TOTAL : 65.1 sq.m. (700 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band D - £2,391.22

**Parking:**  
Private Parking

**Local Authority:**  
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# LOCATION COMMENT

*Witney is a delightful market town on the edge of the Cotswolds and historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, a fine choice of pub/restaurants, and open green spaces and riverside walks to the Witney Lake & Country Park. The A40 provides a road link to Oxford and a regular bus service runs to both Oxford and also Long Hanborough/Woodstock and the Oxford Parkway rail station. There is also a main line station with a fast London service in nearby Long Hanborough about five miles away.*





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e: witney@breckon.co.uk



FROM LEFT: Alexander Chappell,  
Julia Briggs, Sarah Thomas,  
Madison Peedell, John Bouwer



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