

FLAT 3, 2 HARVEST GROVE

WITNEY OX28 1FP

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Harvest Grove enjoys a delightful spot on the edge of the popular Madley Park development with its local shop and eateries. The town centre with its excellent range of shops, pubs and cafes, and transport links to get into Witney or Oxford City Centre is a short drive or pleasant walk across Langel Common. This superb first floor apartment offers spacious, light-filled accommodation and is being sold with no onward chain. The living area enjoys two large windows and offers space for both relaxing and dining. The kitchen is fitted with a range of modern units, integrated oven, and space for white goods. There are two bedrooms well served by the contemporary fitted bathroom. Allocated parking is an additional attribute.

A super opportunity for a first home or rental investment, and an appointment to view is essential to fully appreciate the living space and fabulous location.
Service Charge £1300 pa Ground Rent £100 pa

GUIDE PRICE

£200,000



2



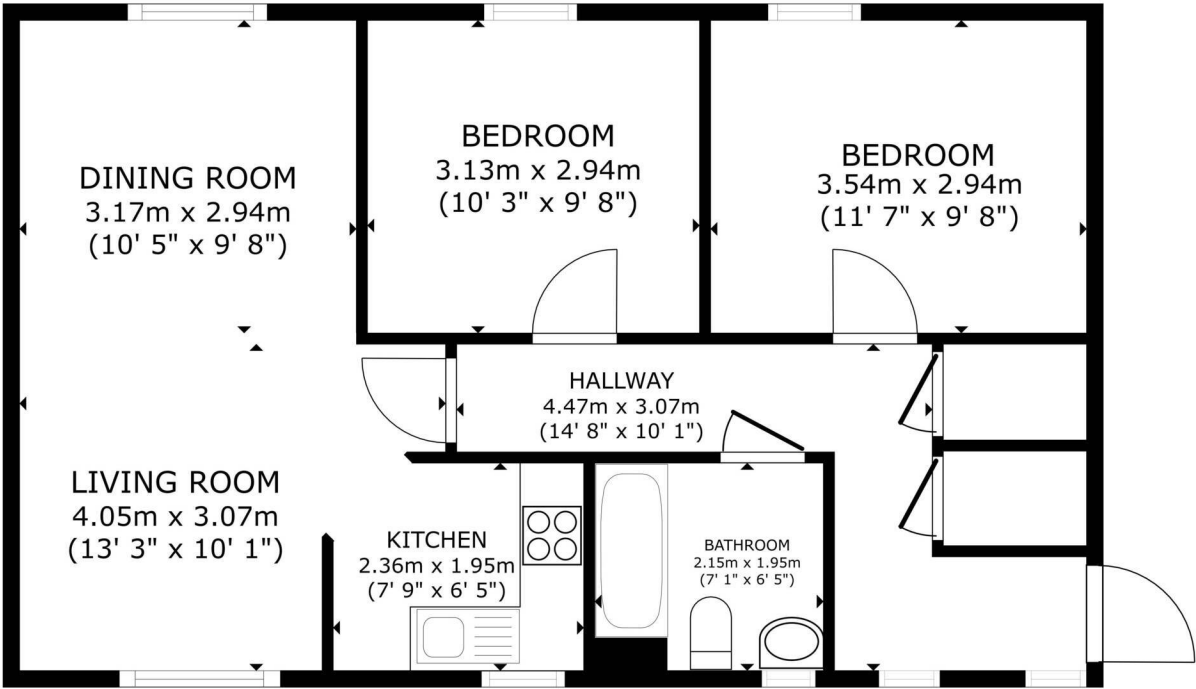
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GROSS INTERNAL AREA
FLOOR PLAN 61.3 m² (660 sq.ft.)
TOTAL : 61.3 m² (660 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band C - £2,065.82

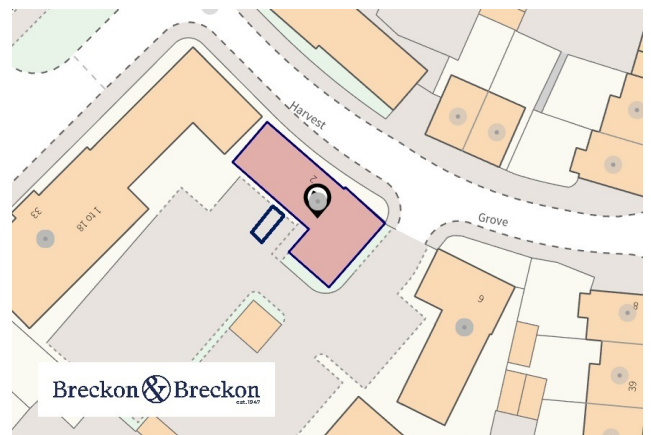
Parking:
Allocated parking

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	80
(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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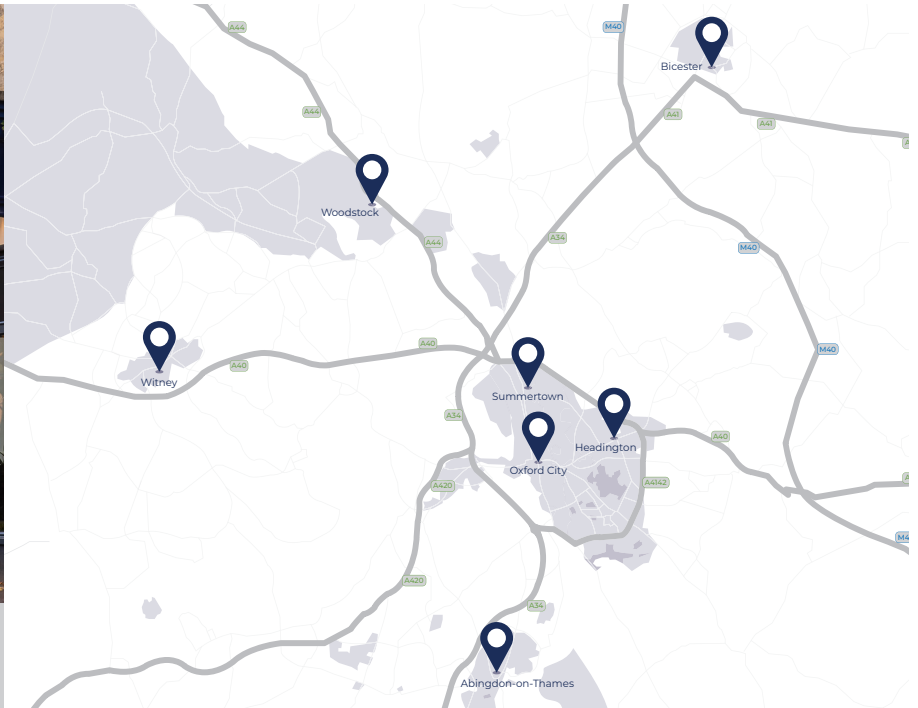
Witney Sales

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Oxfordshire
OX28 6BB

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e: witney@breckon.co.uk



FROM LEFT: Alex Chappel,
Sarah Thomas, Julia Briggs,
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Oxford City Centre

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