



Connells

Buttercross Lane
Witney



Property Description

Perfectly positioned alongside The Leys recreation ground and just a short stroll from the picturesque Church Green, this well-presented upper floor apartment is exclusively for the over 55s and offered for sale with no onward chain.

This attractive two-bedroom apartment offers bright and comfortable accommodation throughout. The spacious living/dining room is filled with natural light. The modern kitchen is well fitted with a range of contemporary units and integrated appliances.

There are two well-proportioned bedrooms, both offering flexibility for guest or study use, along with a wet room.

Residents of the development benefit from a range of communal facilities including a restaurant and a secure bike and mobility store. The development is surrounded by beautifully kept communal gardens, with parking also available for residents.

** Agents Note**

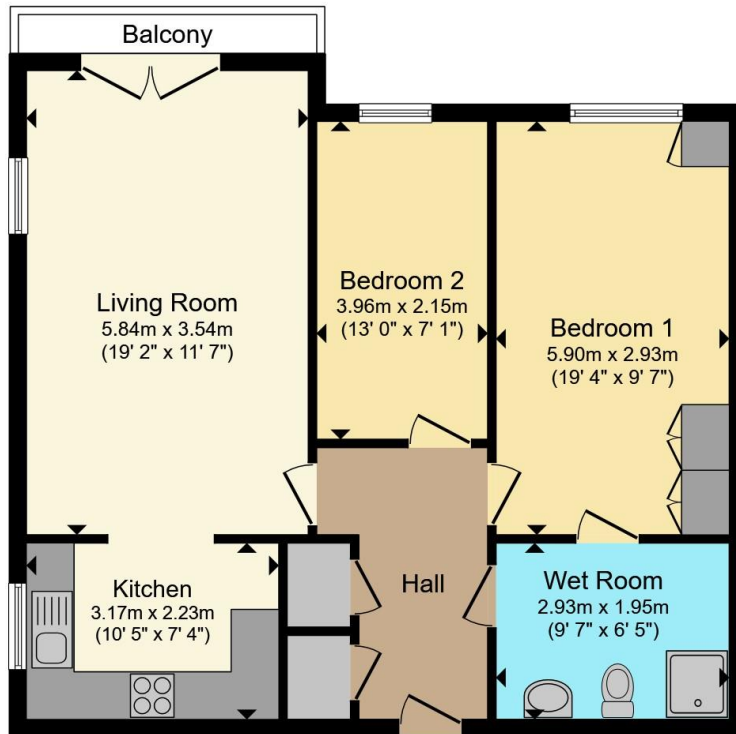
We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regard to any specific requirements before proceeding.

** Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.







Total floor area 68.6 m² (738 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01993 778 281
E witney@connells.co.uk

13 Corn Street
 WITNEY OX28 6DB

EPC Rating:
 Awaited

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WNY305398

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WNY305398 - 0002