



LEECHADWICK

SOLICITORS LLP
& ESTATE AGENTS



Fernleigh, Buttercross Lane

Witney

One Bedroom With Balcony

Price £186,500

Telephone 01993 703272 Email kr@lee-chadwick.co.uk

www.lee-chadwick.co.uk

Local Authority: West Oxfordshire District Council

Council Tax Band: C for 2024/2025

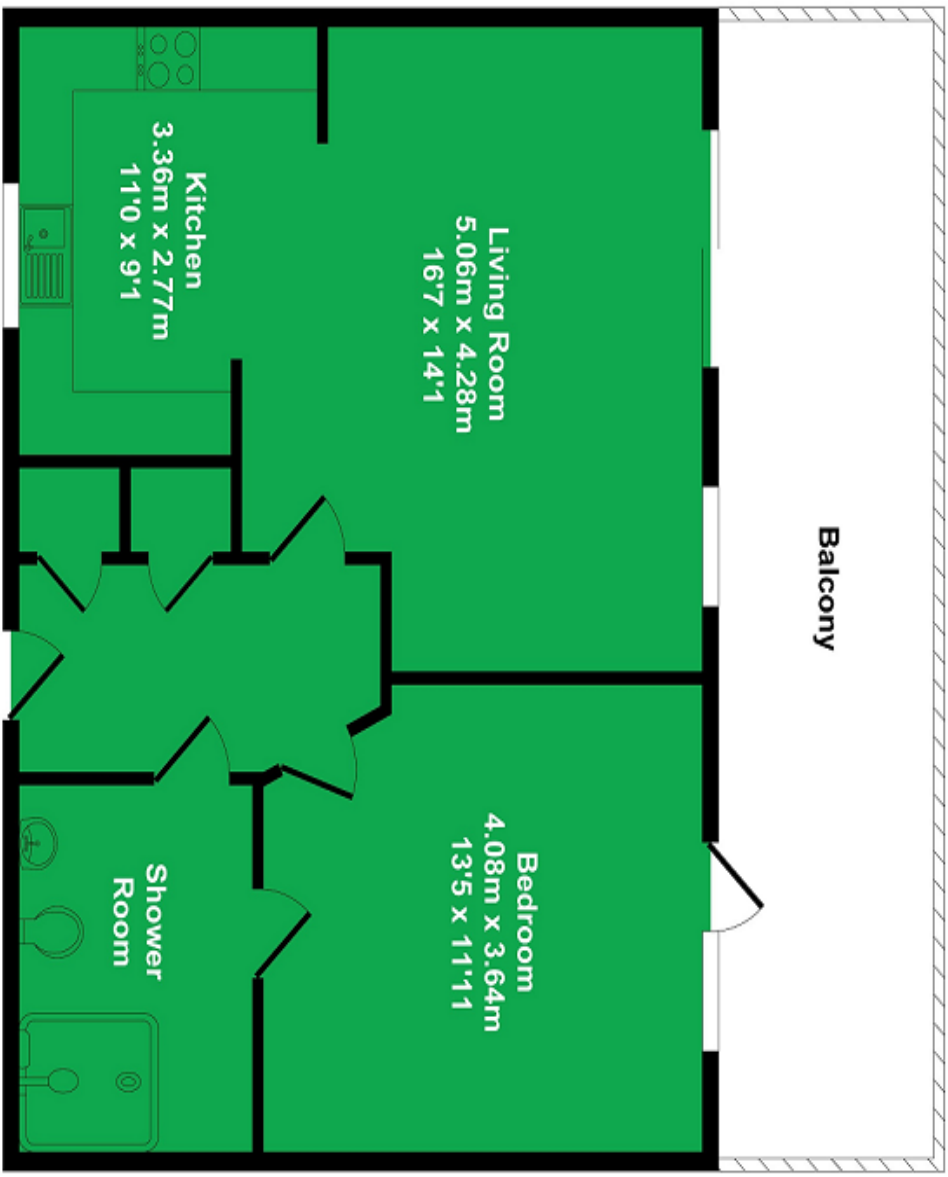
Tenure: Leasehold

A spacious one bedroom third floor flat for the over 55's with balcony in this sought after development. The property is in excellent condition with just a short walk through The Leys to local shops and amenities. The Flat is 100% owned with no rental fees.

Offered for sale with No Onward Chain.

The property comprises:

- Entrance Hall with Storage Cupboards
- Balcony accessed both from the living room and bedroom
- Open Plan Living room/Dining
- Fitted Kitchen
- Spacious Bedroom
- Shower/Wet Room
- New in 2015
- Care available
- Use of Communal Gardens and Parking



Total Approx. Floor Area 604 Sq.Ft. (56.10 Sq.M.)













The property has been well maintained and the grounds of the development are kept in excellent order by the management company. The property has the use of the developments facilities including the communal lounge and gardens. Together with Lift, Hair Salon, Cinema Room and Restaurant on site

The Lease is for a term of 125 years from 1 January 2015. The monthly service charge is due to be reduced from April 2026 and the sum payable will be £460.81 a month for 2026/2027 and no annual Ground rent is payable. Core care charge of £122.40 is charged every four weeks. On site services are available if required.

The property has to be occupied by the over 55's.

Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects.
