



**Fernleigh Buttercross Lane, Witney, OX28 4DZ**

## **Welcome to Fernleigh, Buttercross Lane, Witney**

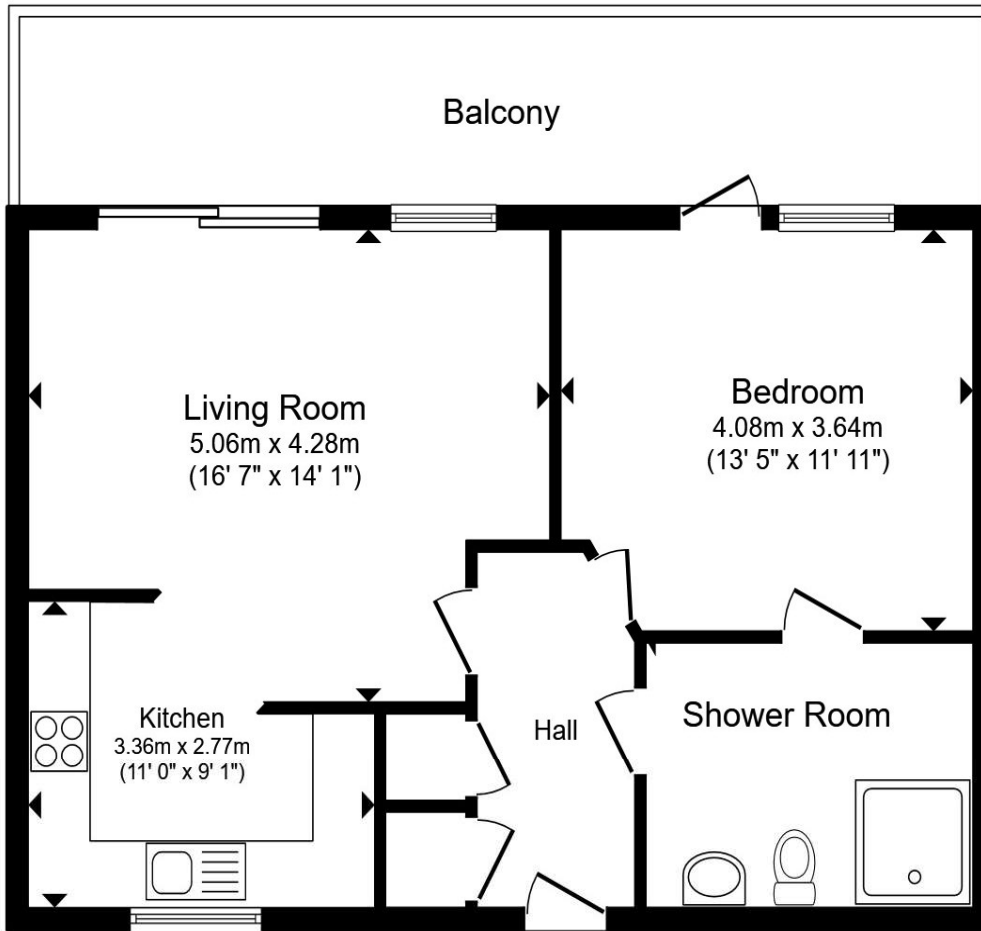
Offered to the market with no onward chain, this one-bedroom third floor apartment is located within a highly sought-after retirement development for the over 55s.

The property is presented in excellent condition throughout and benefits from a bright and airy open plan living/dining room, with direct access onto a private balcony, which is also accessible from the generous double bedroom. The well-appointed fitted kitchen offers a practical and modern space, while the contemporary shower/wet room has been designed with ease of use in mind. The apartment further comprises a welcoming entrance hall with useful storage cupboards, enhancing the practicality of the layout.

Constructed in 2015, the development is set within well-maintained communal grounds and offers an excellent range of on-site facilities including a residents' lounge, landscaped gardens, lift access, hair salon, cinema room and restaurant. Care services are also available, providing added peace of mind if required. Ideally positioned, the property is just a short walk through The Leys to local shops and amenities, making it perfect for convenient day-to-day living.

The apartment is 100% owned with no rental fees, and benefits from a 125-year lease from 1 January 2015. The service charge is set to reduce from April 2026, with the 2026/2027 cost being £510.07 per month. There is no ground rent payable. A core care charge of £122.40 is payable every four weeks, with additional on-site services available.





**Living Room**  
5' 1" x 4' 3" ( 1.55m x 1.30m )

**Kitchen**  
3' 3" x 2' 7" ( 0.99m x 0.79m )

**Bedroom**  
4' 1" x 3' 6" ( 1.24m x 1.07m )

**Shower Room**

**Balcony**

Total floor area 56.2 m<sup>2</sup> (605 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](http://www.propertybox.io)



## Welcome to

### Fernleigh, Buttercross Lane, Witney

- Spacious one-bedroom third floor retirement apartment (over 55s)
- Private balcony overlooking The Leys accessed from both the living room and bedroom
- Open plan living/dining room with modern fitted kitchen
- Contemporary shower/wet room and entrance hall with storage
- Excellent condition throughout, built in 2015

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 6120.84

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**view this property online** [allenandharris.co.uk/Property/WIT106027](https://www.allenandharris.co.uk/Property/WIT106027)



Property Ref:  
WIT106027 - 0005

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Please note the marker reflects the postcode not the actual property

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