







67 Fernleigh, Witney OX28 4DZ

Draft details - may be subject to alterations. A well-presented 2 bedroom third floor apartment with a private balcony, situated within Fernleigh, an attractive retirement development conveniently located just a short distance from Witney town centre and overlooking The Leys Recreation Park. Designed for residents aged 55 and over, the development offers a comfortable and welcoming environment with a range of excellent communal facilities. The apartment provides spacious accommodation comprising an open plan living/dining room and kitchen, two generously sized double bedrooms and a shower room. Further benefits include underfloor heating, double glazing and a private balcony providing an enjoyable outdoor space.

THOMAS MERRIFIELD

SALES LETTINGS

Price £265,000

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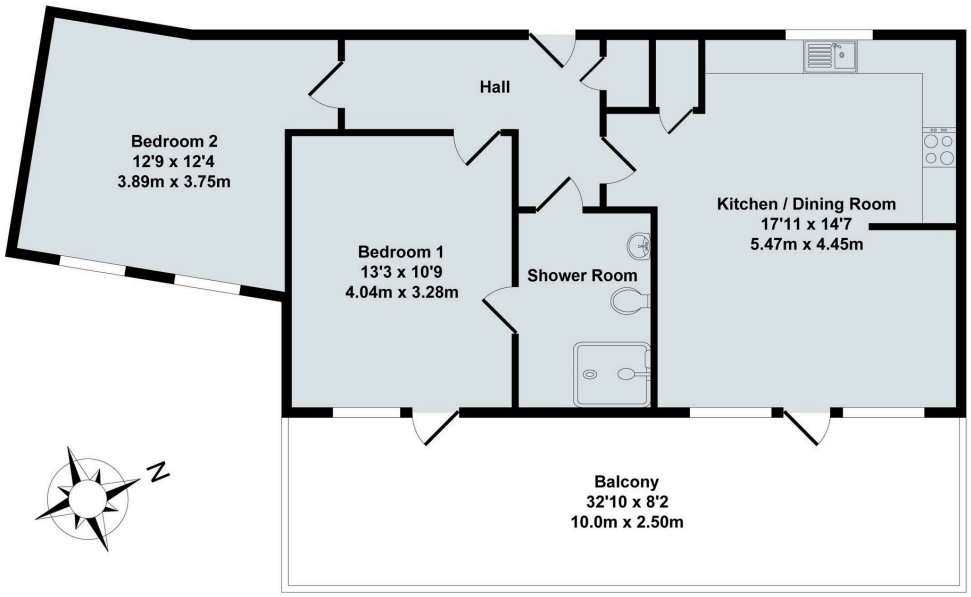





67 Fernleigh, Witney, Oxfordshire OX28 4DZ

- Entrance Hall
- Open Plan Living/Dining/Kitchen
- 2 Bedrooms
- Shower Room
- Large Balcony
- Various Fernleigh Facilities
- 24 Hour Care Staff
- House Manager
- Lift To All Floors
- Residents' Parking

Fernleigh offers an excellent selection of facilities, including an on-site restaurant, communal residents' lounge, home cinema room, hair salon, library and guest accommodation for visiting friends and family. Additional amenities include 24-hour care staff, a House Manager, buggy storage, lift access to all floors and residents' parking to the front of the development. 19J26



Flat 67, Fernleigh, Buttercross Lane

Total Approx. Floor Area 730 Sq.Ft. (67.80 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

Council Tax Band D / EPC Rating: 74/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information – Sourced From Ofcom
Mains connected services include water, drainage and electricity. Ultrafast broadband is available. Mobile and data signal coverage outdoors is rated good for EE, O2, Three and Vodafone.

Tenure:

Leasehold: 125 yrs from 2015. Ground Rent (2026): £75 p.a. Service Charge (2026): £6536 p.a.

Tel: 01993 772000
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