



58 OTTERS COURT

WITNEY OX28 1GJ



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Breckon & Breckon
est.1947

GUIDE PRICE £180,000



Otters Court is a wonderful retirement complex enjoying a prime location close to the heart of the busy town centre with its vast array of shops, eateries and recreational amenities. Arranged over three floors each served by lift No. 58 is a light and airy two bedroom apartment offered with no onward chain. The spacious accommodation enjoys a good degree of natural light and the modern kitchen provides an excellent range of units with space for white goods. The dual aspect living area has a feature fireplace and space for dining table and chairs. Both bedrooms are double in size with fitted wardrobes to one and the modern bathroom with separate shower cubicle completes a very pleasing picture. A residential house manager, lounge for residents, laundry room, 24 hour Appello careline, and security entry system are superb additional attributes.

The minimum age is 60 (if a couple then one person should be 60 with the second 55 or over). Lease 125 years from 2007 Service Charge £3777.90 Ground Rent £495.00

AGENTS COMMENT

Bus links to Woodstock/Oxford are within walking distance and a mainline rail link is in the nearby village of Long Hanborough.

 **2**  **1**  **1**

 **Communal**





Every office has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk

Summertown
t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre
t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington
t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames
t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock
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t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester
t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes
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e: newhomes@breckon.co.uk

Land Team
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e: land@breckon.co.uk

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e: lettings@breckon.co.uk

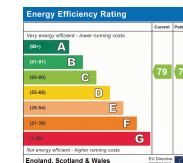
Creative Department
t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon
t: 01865 765 555
e: bespoke@breckon.co.uk



John Bouwer Local Director

For an **up-to-date** valuation, please call me, I'd love to **help** you move.

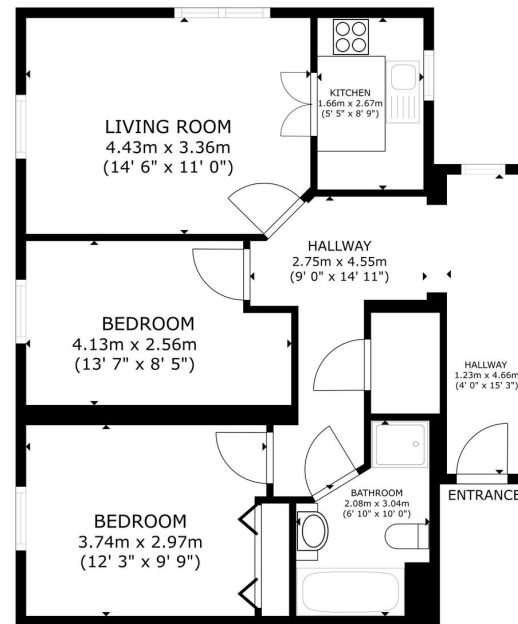


Council Tax
Band D - £2,391.22

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor with property, heating systems at ensure the accuracy of the floor plans contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



Otters Court Floor Plan



GROSS INTERNAL AREA
FLOOR PLAN 65.1 sq.m. (700 sq.ft.)
TOTAL : 65.1 sq.m. (700 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.