



**New Leys Court, Curbridge Road, Witney, OX29 7NP**

## ***Welcome to*** **New Leys Court, Curbridge Road, Witney**

Welcome to this modern two-bedroom, two-bathroom ground floor flat located in the charming town of Witney. This stylish home boasts an inviting open-plan living space, highlighted by French doors that lead directly to private patio area and onto a beautifully maintained communal garden, ideal for outdoor entertaining or relaxing in the sun. The kitchen is equipped with contemporary appliances and finishes, enhancing the modern feel of the space.

Both bedrooms are generously sized with fitted wardrobes, with the master bedroom featuring an en-suite shower room for added convenience. The second shower room is well-appointed, catering to guests or family needs. Additional benefits include allocated parking, ensuring hassle-free access to your home. With its perfect blend of comfort and modern living, this flat is an excellent opportunity for first-time buyers or investors. Don't miss your chance to own a piece of Witney's picturesque community!





## Entrance Hall

## Lounge

14' 8" MAX x 11' 3" MAX ( 4.47m MAX x 3.43m MAX )

## Kitchen

9' 8" MAX x 9' 3" MAX ( 2.95m MAX x 2.82m MAX )

## Bedroom 1

14' 9" MAX x 8' 7" MAX ( 4.50m MAX x 2.62m MAX )

## En Suite

7' 6" MAX x 4' 3" MAX ( 2.29m MAX x 1.30m MAX )

## Bedroom 2

13' 2" MAX x 8' 9" MAX ( 4.01m MAX x 2.67m MAX )

## Bathroom

6' 8" MAX x 5' 4" MAX ( 2.03m MAX x 1.63m MAX )

## Garden

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.focalagent.com](http://www.focalagent.com)

## Welcome to

### New Leys Court Curbridge Road, Witney

- Double bedrooms
- En-suite to master bedroom
- Bright and airy open plan living space
- Private patio with access to a communal garden
- Allocated parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1380.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

## £300,000



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Property Ref:  
WIT106138 - 0010

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Please note the marker reflects the  
postcode not the actual property

  
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