



69 Fernleigh, Buttercross Lane, Witney OX28 4DZ

A desirable 2 bedroom top floor apartment, with a large private balcony offering attractive views overlooking The Leys Recreation Park and situated in an appealing retirement complex located just off the town centre. The apartment has spacious accommodation to include an open plan living/dining room/kitchen with glass doors to the balcony, 2 double bedrooms, and a shower room, together with electric underfloor heating and double glazing throughout. The apartments at Fernleigh are for people over 55, and are all accessed by lifts to all floors. The complex includes an on-site restaurant, a large communal lounge, and a guest suite for friends and relatives. Facilities at Fernleigh include 24 hour care staff, a home cinema room, restaurant, hair salon, buggy parking, lifts to all floors, a House Manager, and a library. To the front of the development is car parking for residents.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £275,000

www.thomasmerrifield.co.uk

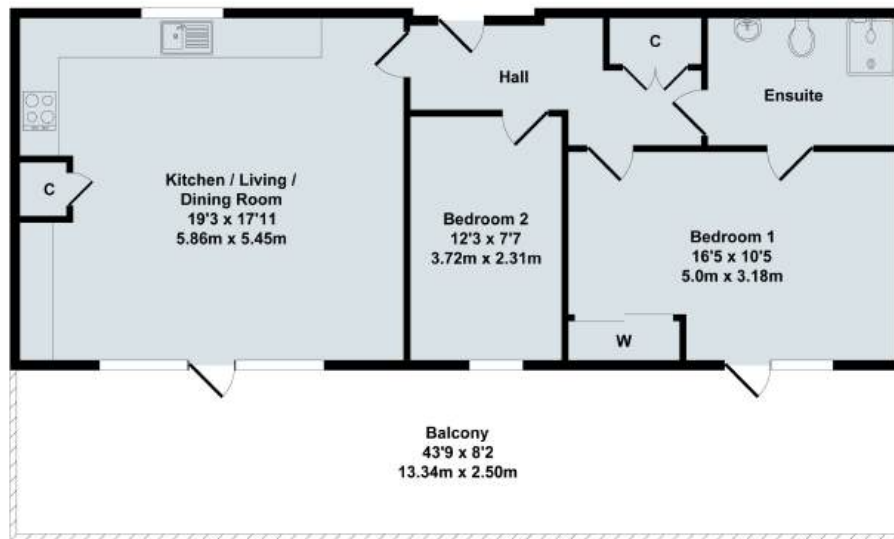


69 Fernleigh, Buttercross Lane, Witney, Oxfordshire OX28 4DZ

- Entrance Hall
- Living/Dining Room/Kitchen
- 2 Double Bedrooms
- Shower Room
- Large Balcony
- Communal Lounge & Grounds
- Close To The Town Centre
- On-Site Restaurant
- Guest Suite For Friends/Relatives
- No Onward Chain

Directions

Leave Witney town centre via Church Green and proceed along Station Lane. Turn right at the 'T' junction onto Station Lane (also). Proceed along, taking the first turning on the right into Buttercross Lane. Fernleigh is found on the right hand side. The main entrance is to the rear of the complex. 16D26



Third Floor

Flat 69, Fernleigh, Buttercross Lane, Witney

Total Approx. Floor Area 742 Sq.Ft. (68.90 Sq.M.)

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



Local Authority:

WODC Tax Band D / EPC Rating: 74/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information - sourced from Ofcom.

Mains connected - water, drainage and electric.
Ultrafast broadband is available. Mobile & Data
Signal - outdoor: good for EE, O2, Three & Vodafone.

Tenure:

Leasehold: 125 years from 2015. Ground rent: £75 p.a. Service Charge: £5447.64 p.a. Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

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