



Weavers Bridge House

# 1 Weavers Bridge House

Witney OX28 1YG

## £400,000

Guide Price



**INVESTMENT OPPORTUNITY** ₤ An impressive two bedroom apartment with adjoining self-contained work unit with A1, A2 & A3 usage. This combination property offers a convenient place to live and work close to the vibrant retail centre of Witney. Double glazing, electric heating and an allocated parking space plus visitor spaces are additional attributes. The current owners are enjoying 100% relief on business rates, it would be up to the prospective purchaser to satisfy whether they will get the same relief and VAT will be payable on the commercial element.

This fabulous apartment is one of five and it enjoys a superb position adjacent to the River Windrush and just a short walk to the bustling town centre. This stylish and spacious apartment is presented in excellent order throughout and offers light and airy accommodation that includes an entrance hall, contemporary fitted kitchen/ breakfast room, two double bedrooms with en-suite to the master, dual aspect lounge, bathroom, and parking space.

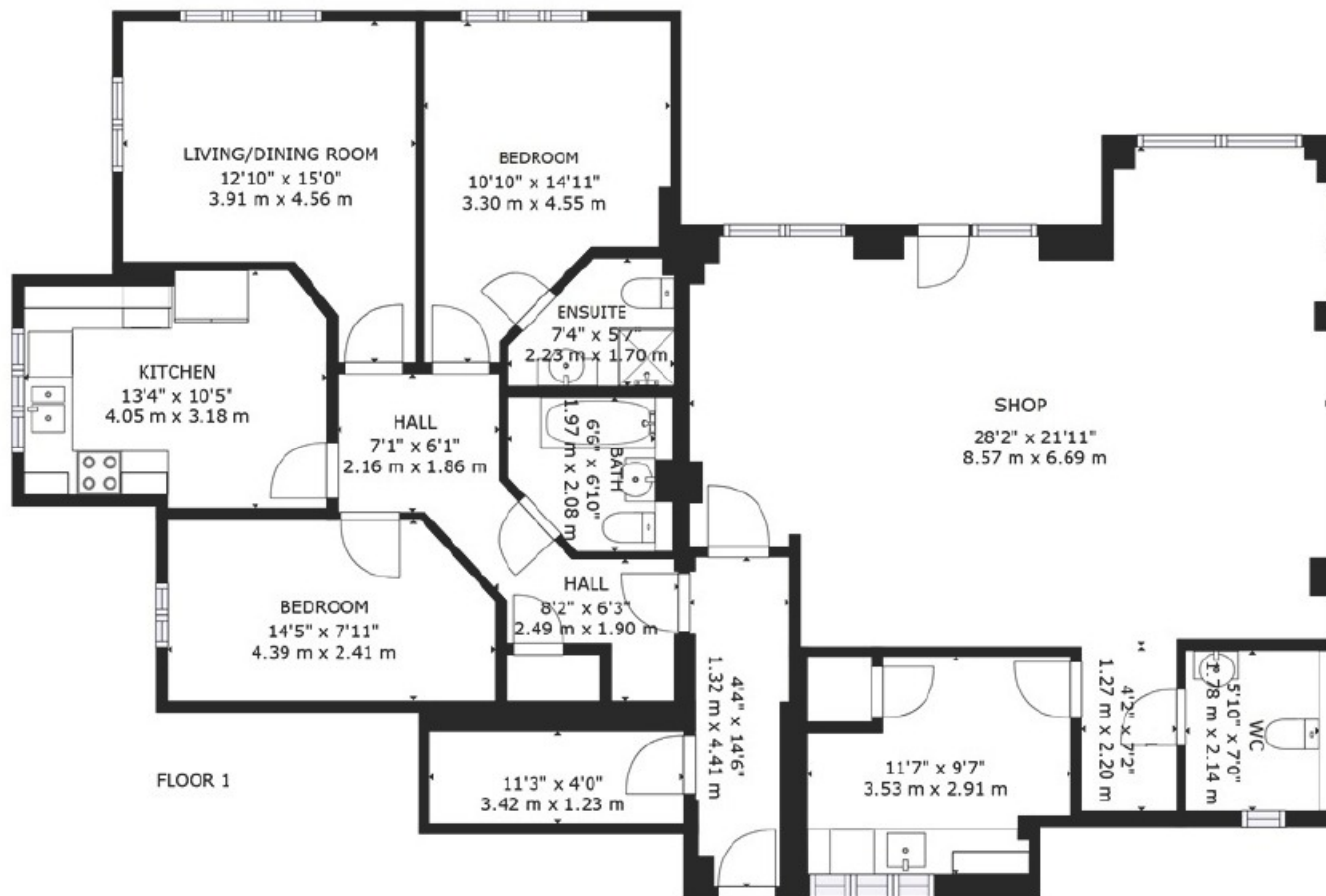
### Agent's Comment

*"A fantastic opportunity for a live-work residence in the heart of this thriving town"*





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 obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to 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.



GROSS INTERNAL AREA  
 FLOOR 1: 1613 sq. ft. 150 m<sup>2</sup>  
 TOTAL: 1613 sq. ft. 150 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Breckon & Breckon**

est. 1947

Witney

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**Oxford city centre**

Tel: 01865 244735 (sales)  
 Tel: 01865 201111 (letting)

**Summertown**

Tel: 01865 310300 (sales)  
 Tel: 01865 558999 (apartments)

**Headington**

Tel: 01865 750200 (sales)  
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Tel: 01235 550 550 (sales)  
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**Woodstock**

Tel: 01993 811881 (sales)  
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**Witney**

Tel: 01993 776775 (sales)  
 Tel: 01865 201111 (letting)



**Council Tax Band:**

Apartment Band C  
 - £1,843

**Local Authority:**

West Oxfordshire  
 District Council

