



Fernleigh, Witney

Flat 32 Fernleigh, Buttercross Lane

Witney OX28 4DZ

£250,000

Guide Price



Nicely positioned and within distance of a pleasant walk to town, this retirement apartment enjoys private parking, communal gardens and a 24/7 on-site care team. The development has a large bike/mobility scooter store and residents' lounge among other facilities, and a popular low-cost restaurant which delivers meals to flats on request.

The main entrance hall, with lift and stairs to the first floor, leads to Flat 32 which is well presented and offers a spacious, open plan living/kitchen area with Juliette balcony and lovely outlook. The well-appointed kitchen is filled with natural light and is fitted with a good range of modern units. This light filled open plan area, with plenty of space for dining, enjoys a pleasant outlook over the large lawn and communal gardens. There are two bedrooms and a modern Jack and Jill shower room.

Adjacent to The Leys recreation ground and close to the delightful Church Green, this apartment is a 'must see'. Contact the Witney office to learn more about the facilities on offer including a flexible care package if required.

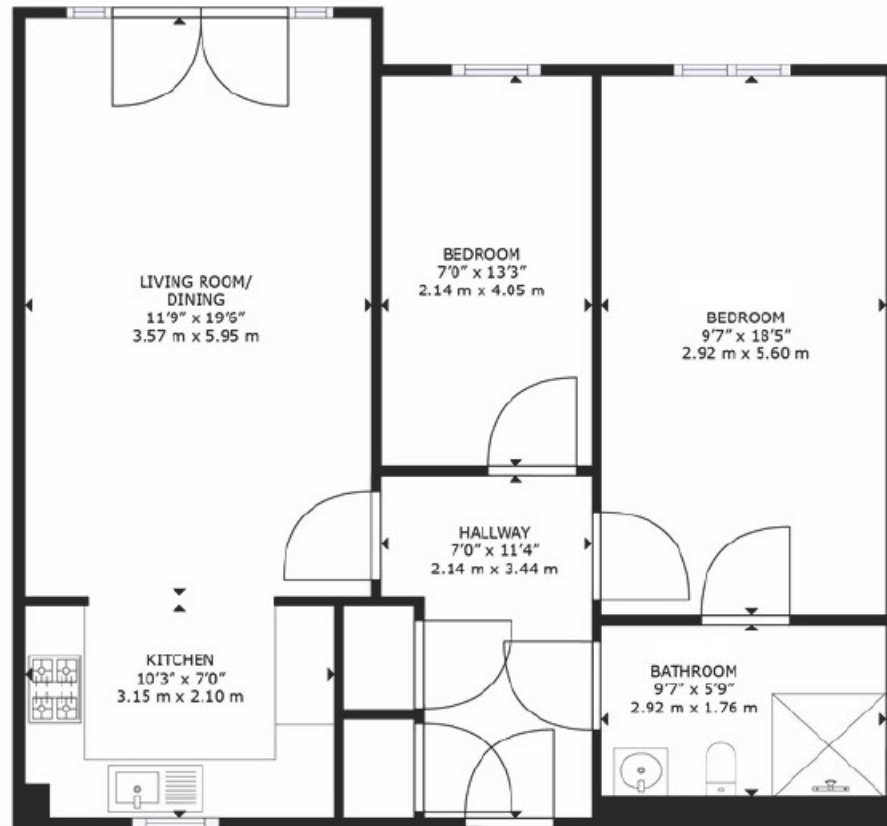
Agent's Comment

"A superb retirement complex with a variety of amenities and this apartment enjoys a lovely view"





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.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 730 sq. ft. 67 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Breckon & Breckon

est. 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk



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)
Tel: 01865 763999 (letting)

Abingdon

Tel: 01235 550 550 (sales)
Tel: 01235 554 040 (letting)

Woodstock

Tel: 01993 811881 (sales)
Tel: 01993 810100 (letting)

Witney

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



Council Tax Band:

Band D
£2,277

Local Authority:

West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
<small>More energy efficient = lower running costs</small>			
A	92-100	95	96
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
<small>For energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			