



Bridge Street Mills, Witney



# Flat 6, 4 Bridge Street Mills

Witney OX28 1FX

## £260,000

Guide Price



This beautiful grade II listed, two bedroom duplex apartment is situated on a private development just moments from Witney's bustling town centre. The charming accommodation flows over two storeys and the dual aspect living area enjoys a Juliette balcony allowing natural light to fill the space which encompasses a modern kitchen and space for dining. Bedroom two/study completes this level.

The second floor offers a fabulous bedroom with exposed beam, built-in wardrobe and the Juliette balcony creates a feeling of space and light. The contemporary fitted bathroom with exposed completes this wonderful character home. An appointment to view is highly recommended to fully appreciate this characterful apartment close to the heart of the town.

### Agent's Comment

*"Tucked away close to the heart of the town this wonderful duplex apartment is ready to move into"*





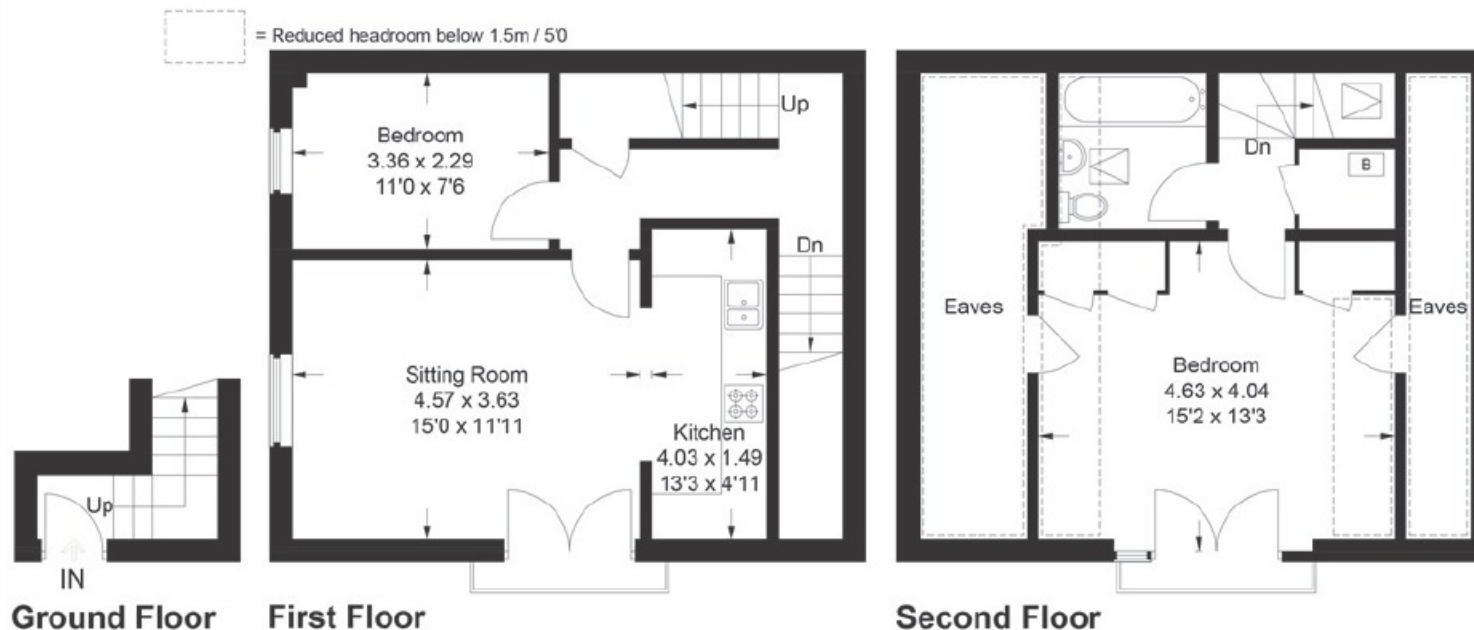




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Approximate Gross Internal Area (Excluding Eaves)

Ground Floor = 3.1 sq m / 33 sq ft  
 First Floor = 44.2 sq m / 476 sq ft  
 Second Floor = 28.2 sq m / 303 sq ft  
 Total = 75.5 sq m / 813 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Witney

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**Council Tax Band:**

Band B  
 £1,636

**Local Authority:**

West Oxfordshire  
 District Council

Energy Efficiency Rating		Current	Next
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
		72	71

England, Scotland & Wales