

MARTYN COX
— & COMPANY —



136 Blakes Avenue, Witney, OX28 3UD

Leasehold

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A modern first floor studio flat with allocated parking space and communal gardens.

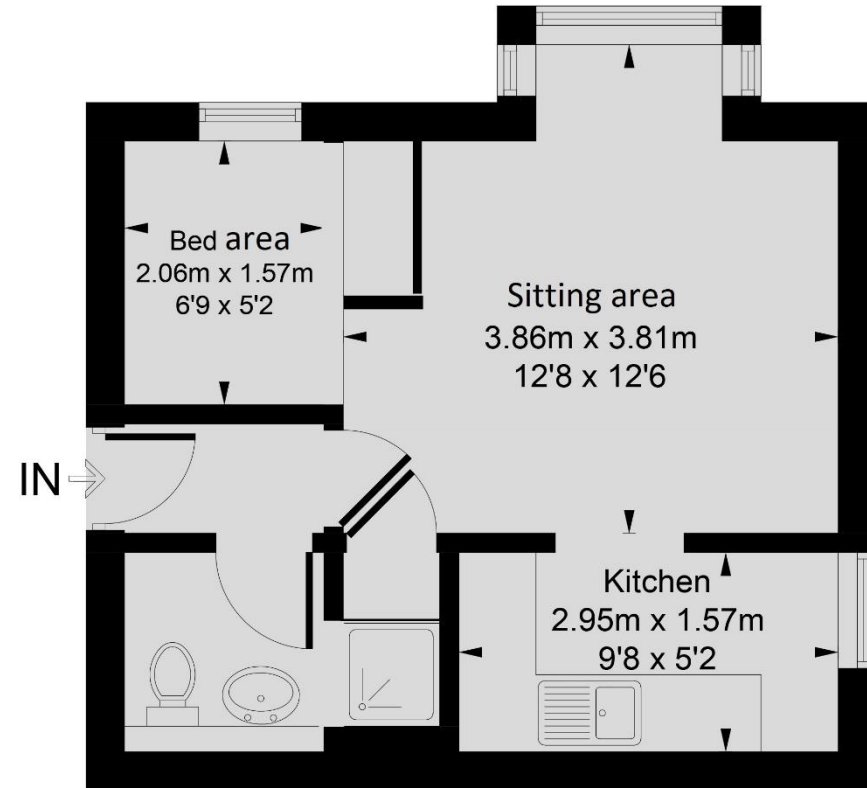
This first floor studio flat is conveniently located within easy reach of Cogges amenities, a regular bus service to Oxford and a pleasant walk to the town centre via Langel Common. The accommodation comprises entrance lobby, shower room and living room which is open to the kitchen with space for an oven and bed area with wardrobe. Electric heating, communal gardens, allocated parking space and visitor parking.

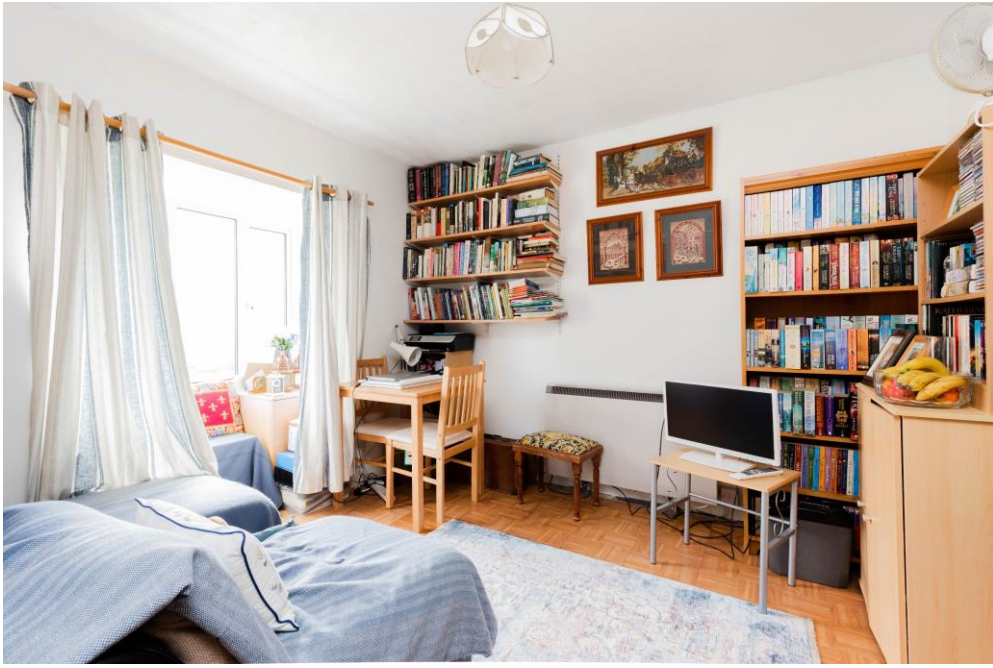
Leasehold: 999 years from March 1988. We understand the service charge/ground rent is approximately £840.00 per annum.

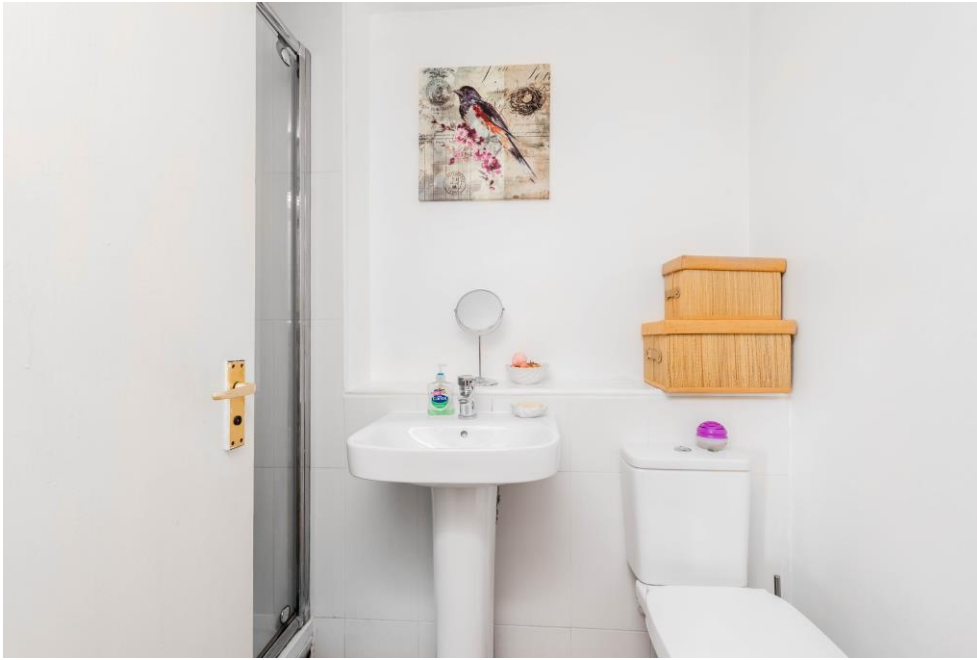
Council Tax Band A £1,518 approx

- First floor studio flat
- Kitchen, sitting and bed area
- Shower room
- Parking
- Communal gardens
- Close to Cogges amenities

Approximate Gross Internal Area = 27.6 sq m / 297 sq ft







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale