



FLAT 7, FERNLEIGH

BUTTERCROSS LANE, WITNEY OX28 4DZ

Enjoying a delightful location next to The Leys recreation ground and close to the delightful Church Green, this ground floor apartment for the over 55s enjoys a private patio, communal gardens and warden facility. Flat 7 is being sold with no onward chain and is well presented throughout. The spacious accommodation includes a light and airy living/dining area with doors opening onto a private, paved patio. The well-appointed kitchen offers a modern range of units plus integrated appliances. There are two good sized bedrooms and fully equipped Jack 'n' Jill shower room.

GUIDE PRICE

£250,000



2



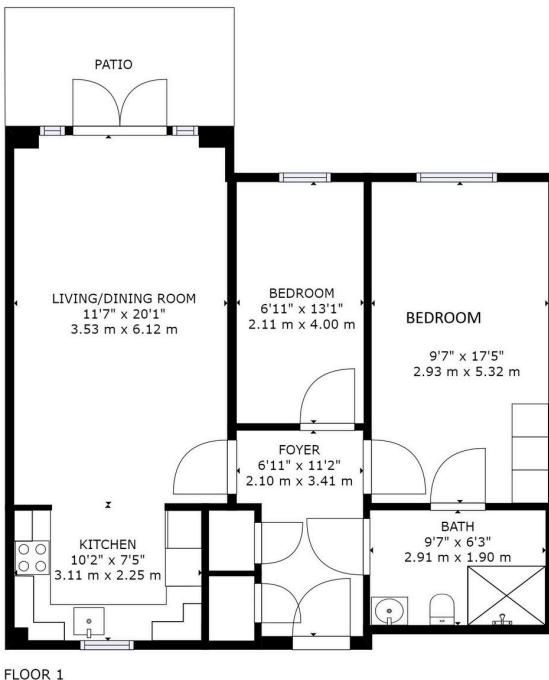
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1



Private patio



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 743 sq ft, 69 m²
TOTAL: 743 sq ft, 69 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Council Tax Band
Band D
£2,527.43

Local Authority
Local Authority
West Oxfordshire District
Council

Lease Information
Lease 114 years Service Charge
£518.87 pm
50% share Rent £332.78 pm

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs (92-100) | A | | |
| (81-91) | B | 83 | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |



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