

# 12 MOSSIE WALK

WITNEY OX29 7DJ

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Located on the western edge of the town, this fabulous apartment was built in 2021 and is presented in excellent order throughout. The good size hallway opens to the fabulous living/kitchen room that offers ample space for both dining and relaxing. The Juliet balcony plus two windows allow natural light to fill the space. Fitted with a superb range of modern units housing integrated appliances the kitchen is a sleek finish to the superb living area. A dual aspect bedroom and contemporary fitted bathroom complete this lovely home.

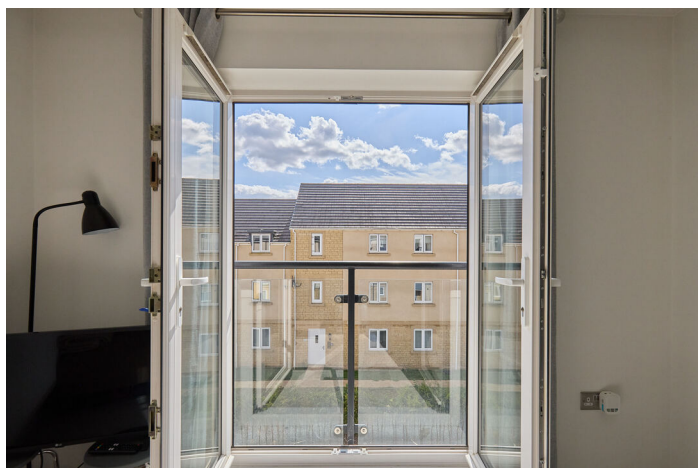
Externally, there is allocated parking to the rear with entrance to the flat with an attractive pedestrian path to the front entrance. The property is being sold with no onward chain and is a great first home opportunity.

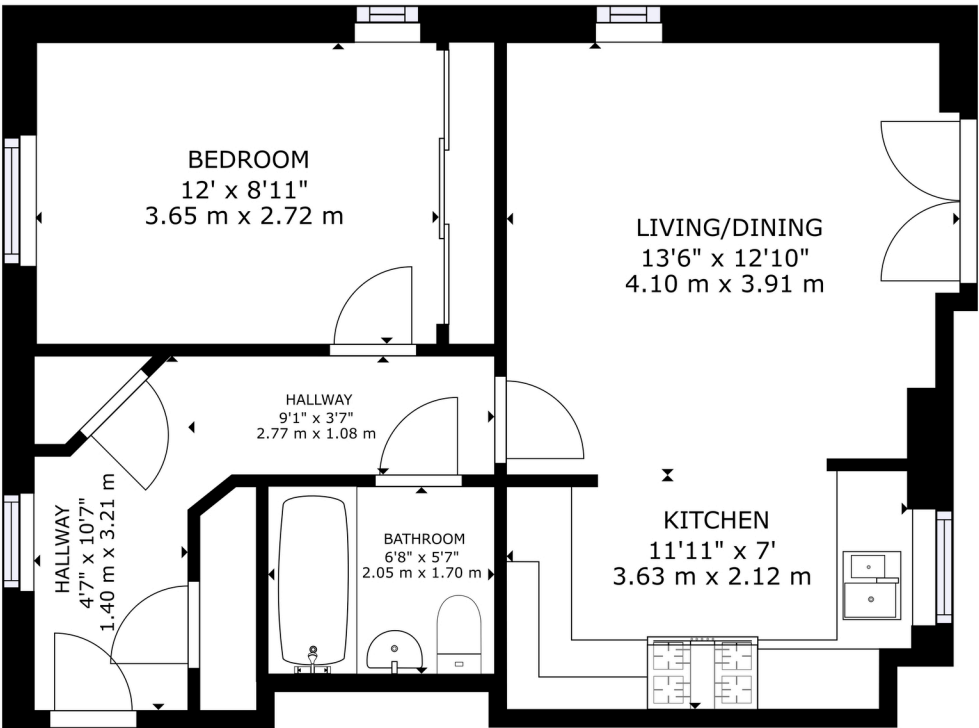


## GUIDE PRICE

**£190,000**







GROSS INTERNAL AREA  
FLOOR 1: 549 sq ft, 51.03 m  
TOTAL: 549 sq ft, 51.03 m  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band B - £1,965.78

**Parking:**  
Allocated Parking

**Local Authority:**  
West Oxfordshire District Council

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	87	87
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# LOCATION COMMENT

*Witney is a delightful market town on the edge of the Cotswolds and historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, a fine choice of pub/restaurants, and open green spaces and riverside walks to the Witney Lake & Country Park. The A40 provides a road link to Oxford and a regular bus service runs to both Oxford and also Long Hanborough/Woodstock and the Oxford Parkway rail station. There is also a main line station with a fast London service in nearby Long Hanborough about five miles away.*



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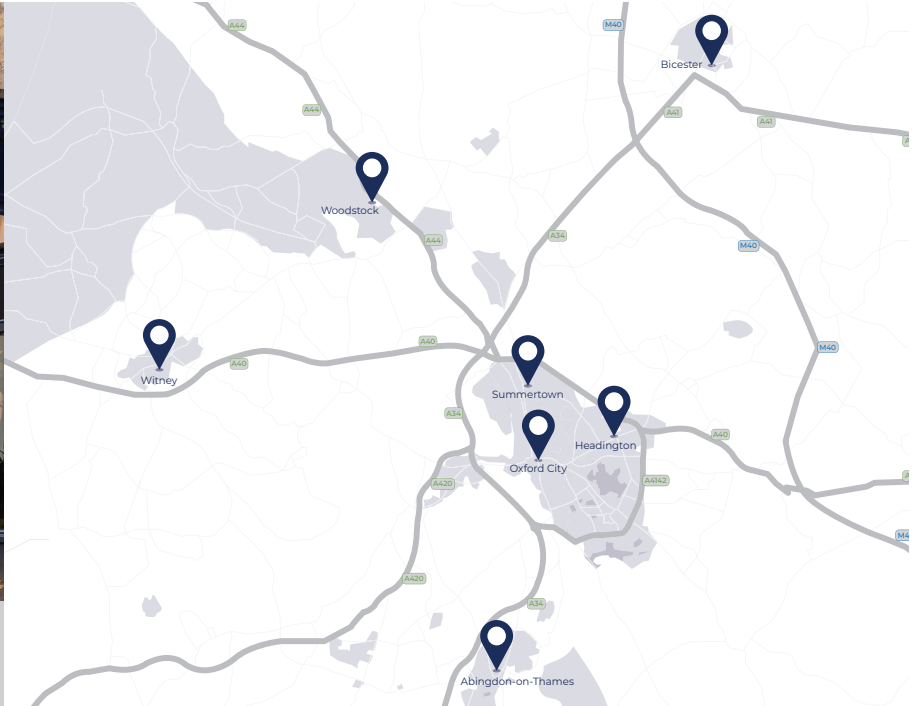
### Witney Sales

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Witney  
Oxfordshire  
OX28 6BB

t: 01993 776 775  
e: witney@breckon.co.uk



FROM LEFT: Alexander Chappell,  
Julia Briggs, Sarah Thomas,  
Madison Peedell, John Bouwer



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### Oxford City Centre

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t: 01235 554 040 (letting)  
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