

# 12 MOSSIE WALK

WITNEY OX29 7DJ

Breckon & Breckon  
est. 1947

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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.

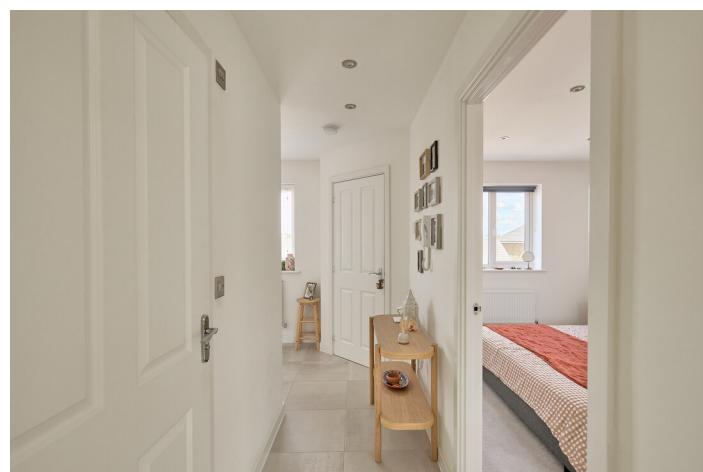
Externally, there is allocated parking to the rear with entrance to the flat with an attractive pedestrian path to the front entrance. The property is being sold with no onward chain and is a great first home opportunity.

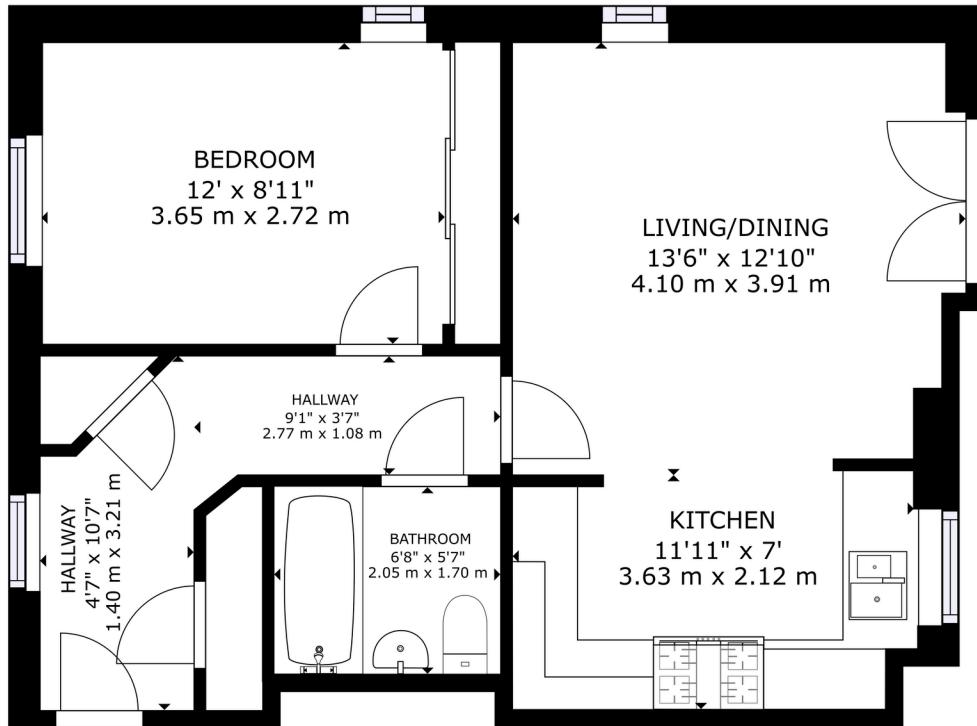


## GUIDE PRICE

**£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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		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.



# OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

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**Every office** has access to **every buyer** registered across our network of seven offices.

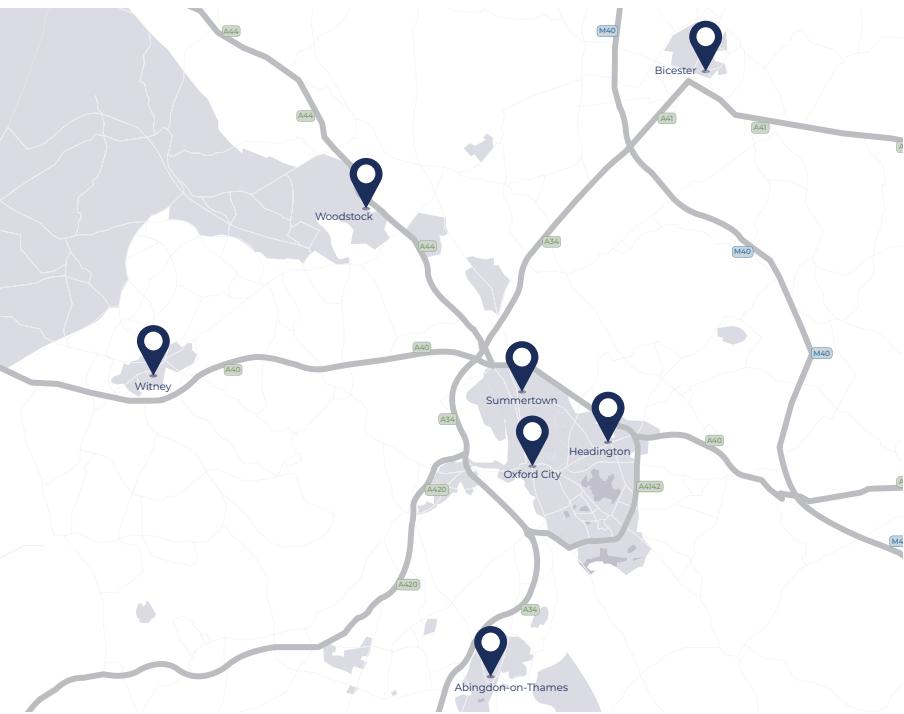
Sharing a single database of buyers ensures maximum exposure for our clients.

## Witney Sales

10 Market Square  
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



### Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: summertown@breckon.co.uk

### Oxford City Centre

t: 01865 244 735 (sales)  
t: 01865 20 1111 (letting)  
e: post@breckon.co.uk

### Headington

t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
e: headington@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: abingdon@breckon.co.uk

### Woodstock

t: 01993 811 881 (sales)  
t: 01993 810 100 (letting)  
e: woodstock@breckon.co.uk

### Bicester

t: 01869 24 24 23 (sales & letting)  
e: bicester@breckon.co.uk

### New Homes

t: 01865 261 222  
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### Land Team

t: 01865 558 999  
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### Letting and Property Management

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### Creative Department

t: 01865 310 300  
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### Bespoke by Breckon

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