



## 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

**£235,000**



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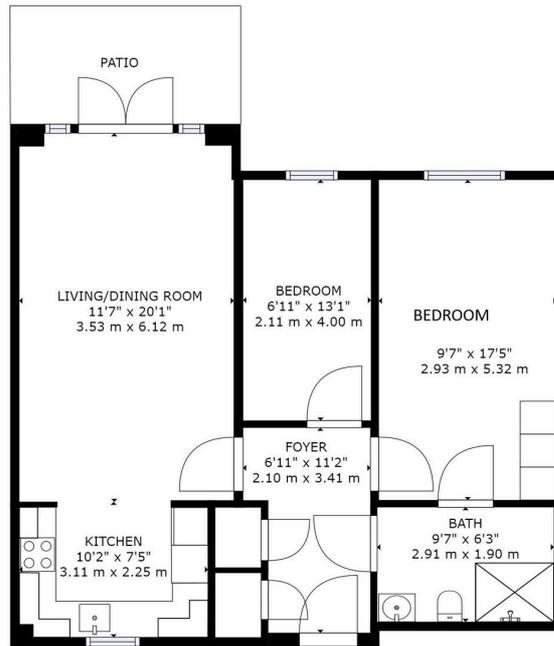
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**Private patio**



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 743 sq ft, 69 m<sup>2</sup>  
TOTAL: 743 sq ft, 69 m<sup>2</sup>  
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			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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e: witney@breckon.co.uk

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