







64 Fernleigh, Witney OX28 4DZ

Distances - Witney, Market Square c. 0.5 miles / Oxford c. 11.5 miles / Hanborough Train Station c. 6.9 miles
Conveniently situated for the town amenities and Church Green, a 2 bedroom, second floor apartment for the over 55s. This is an impressive retirement complex with excellent communal facilities and parking. Entrance hall, living room with Juliette balcony, open plan kitchen, 'Jack & Jill' shower room. There are the further benefits of underfloor heating and double glazing. NO ONWARD CHAIN.

THOMAS MERRIFIELD
SALES LETTINGS

Price £179,950

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t. 01993 772000
www.thomasmerrifield.co.uk

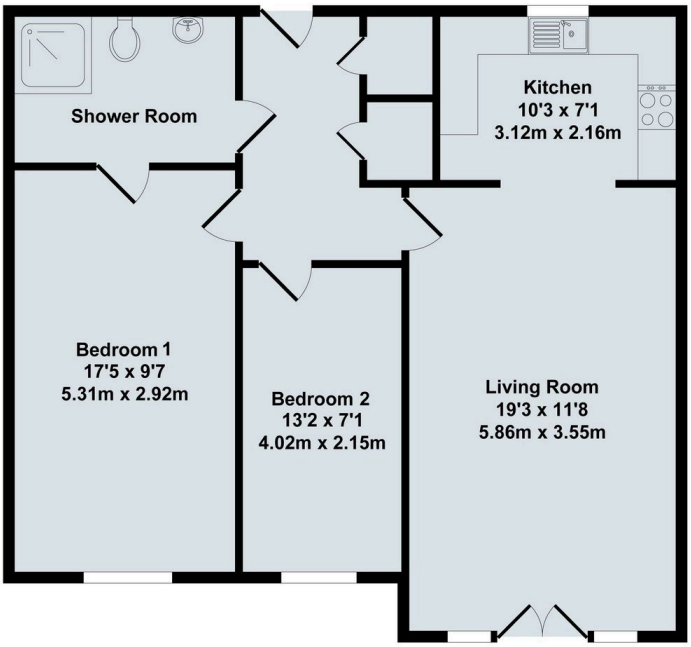





64 Fernleigh, Witney, Oxfordshire OX28 4DZ

- Living Room - with Juliette balcony
- Open Plan Kitchen
- 2 Bedrooms
- 'Jack & Jill' Shower Room
- Underfloor Heating
- Excellent Communal Facilities
- Double Glazing
- Parking
- Minimum Age 55 Years
- No Onward Chain

Directions - Leave Witney Market Square and proceed along Langdale Gate, turning right at the roundabout onto Witan Way. Follow this road along, proceeding straight over the roundabout and continue along Station Lane. Turn right into Buttercross Lane. Fernleigh is then found on the right hand side. 27J26





Flat 64, Fernleigh, Witney

Total Approx. Floor Area 721 Sq.Ft. (67.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band D / EPC Rating: 78/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Lease: 125 years from 2017. Current (2026) ground rent: £75 per annum. Current (2026) Service charge- £6761.64 per annum. Homecare package: £1532.16 per annum.
All mains services, with the exception of gas. Ultrafast broadband available. Mobile data: '3'- 82% performance (source: Ofcom).

Tenure:

Leasehold

Tel: 01993 772000
Email: witney@thomasmerrifield.co.uk

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