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**Bathing Place Court
Witney, Oxfordshire**

**Leasehold
Guide Price £180,000**



Bathing Place Court, Witney, Oxfordshire, OX28 6FR

Guide Price £180,000

Leasehold

A well situated 1 Bedroom first floor Flat in a purpose built two-storey block dating from around 2005 close to the idyllic River Windrush and the historic site of the old Early's Blankets factory. The Flat is within easy reach of Marriotts Walk shops and the traditional Town Centre. The property boasts open plan living accommodation incorporating the Kitchen and Sitting/Dining Area, a double Bedroom with built-in wardrobe and Bathroom, it has gas central heating. The flat shares a communal entrance with just one other property and has an allocated parking space at the rear. Currently tenanted until 29th February 2024 at £850.00 pcm, this is an ideal investment purchase, as well as a great option for the owner/occupier close to the Town Centre.



SITUATION

The bustling and hugely popular Market Town of Witney lies some 12 miles west of Oxford and is well situated for the A40, A34 and M4 & M40 motorways. The vibrant and rapidly expanding Town has a wide range of shops in the sympathetically designed Woolgate Centre, traditional High Street and more recently built Marriotts Walk shopping mall with major shopping brands including Marks & Spencer and a multi-screen 3D cinema. The Market Square with historic Butter Cross opens onto the delightful Church Green flanked by beautiful period properties with St. Mary's Church dominating the south side. Amenities in the Town include supermarkets, banks, two secondary schools and numerous primary schools, leisure centre, Witney & Abingdon College, a vast array of restaurants and public houses, a fantastic daily bus service into Oxford and, on the outskirts of the Town, Witney Lakes Resort with golf course, health club and swimming pool. There are also plenty of countryside walks within easy reach of the Town.

DIRECTIONS

The property can be found off the A4095 Burford Road, near the junction with Woodford Way. On heading west, turn right into Meadow Lane and Bathing Place Court will be found on your right. The flat faces Burford Road.

THE ACCOMMODATION

Ground Floor Entrance

Communal entrance for Flats 19 & 20 only. Stairs rising to first floor.

Front door

Opening to:-

Sitting Room/Kitchen/Diner

An irregular shaped open plan room with front facing windows to Burford Road. Kitchen area comprises base and wall units, worktop, mosaic tiled splashbacks, built-in electric oven and gas hob, extractor hood, integrated washer/dryer, stainless steel single drainer 1.25 bowl sink, cupboard housing gas fired boiler.

Double Bedroom

Window to front, built-in wardrobe.

Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, part-tiled walls, window to rear.

OUTSIDE

Parking

One allocated car parking space at the rear.

LEASE INFORMATION

Leasehold: 125 years from 2005 with 106 years remaining.

The service charge for 2023 is £942.38 payable in two half-yearly instalments. We understand there is no ground rent.



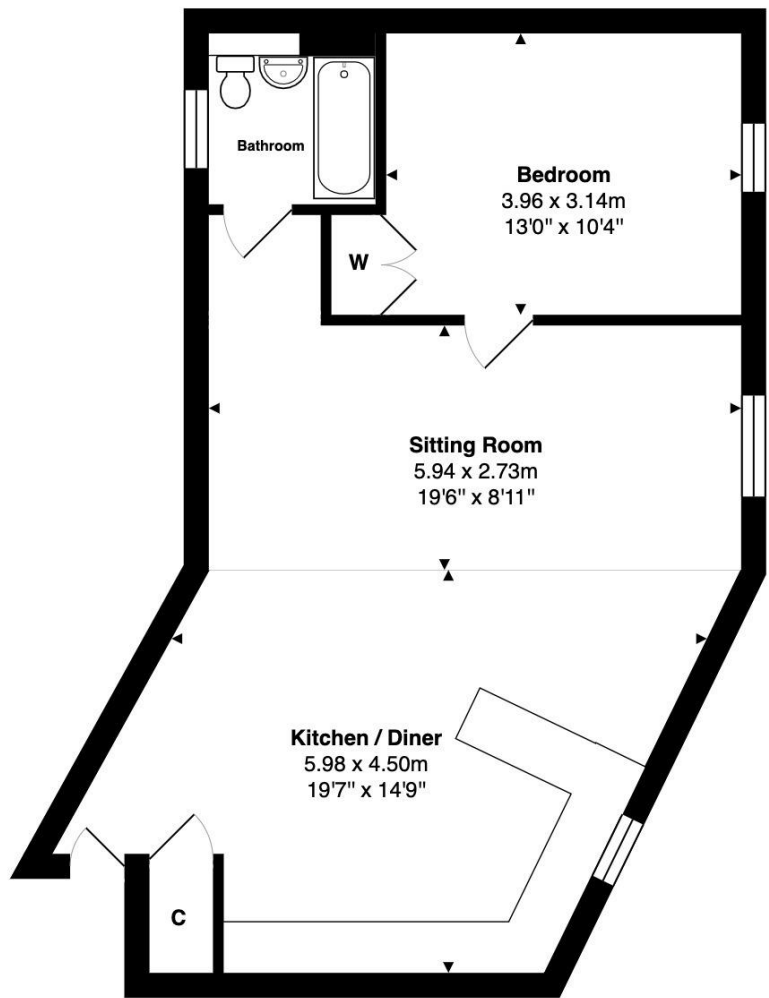
Outside Store

Useful communal store with access to the parking area.

COUNCIL TAX

West Oxfordshire District Council - Band B.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 61.0 m² ... 657 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.
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