



**LEECHADWICK**  
SOLICITORS LLP  
& ESTATE AGENTS



**The Old Coachyard**

**High Street**

**Witney**

**Price £199,950**

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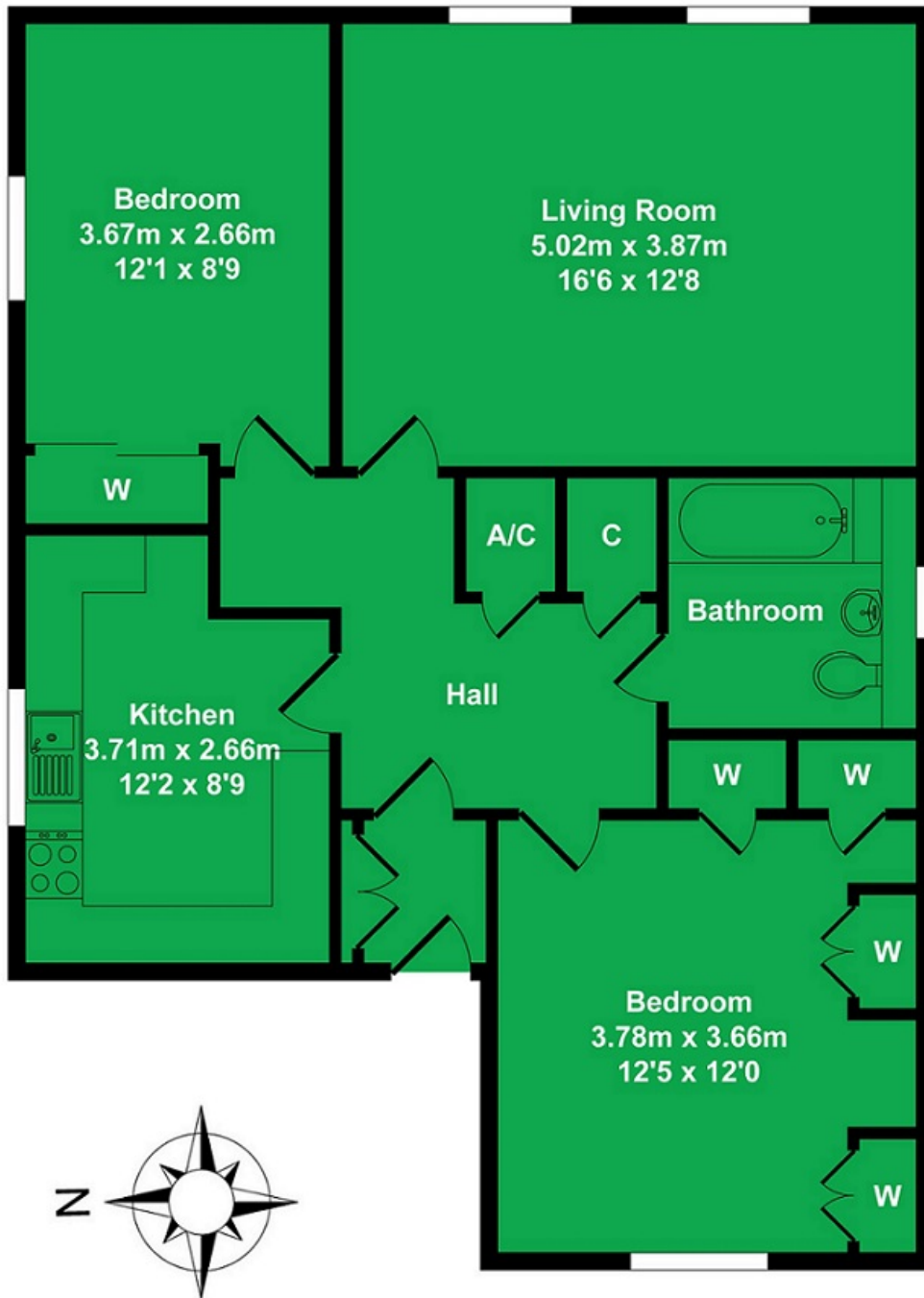
Local Authority: West Oxfordshire District Council

Council Tax Band: C for 2024/2025 - Tenure: Leasehold

A Two Bedroom spacious First Floor Flat comprising Living Room, Kitchen and allocated parking in the Popular Market Town of Witney. No Onward Chain.

The property comprises:

- Central Entrance Hall
- Kitchen
- Living room
- Two Bedrooms
- Family Bathroom



Total Approx. Floor Area 787 Sq.Ft. (73.10 Sq.M.)







The Lease has been extended to 24 March 2176. Expected reroofing and associated roofline works for Block A to take place in next 4-5 years with an annual contribution by all flat owners. The estimated cost for this for this flat is approximately £18,000.

Service charge in the sum of £703 (approx.) is payable for the period 1 April 2024 to 30 September 2024 and there is a Reserve fund for the period 1 April 2024 to 30 September 2024 in the sum of £238 (approx.).

Witney is a Popular Market Town in the Cotswolds the property is within easy walking distance from the town centre with a variety of shops including coffee shops and restaurants and local cinema with easy connections to Oxford and London. Witney also benefits from primary and secondary schools and pre-school nurseries.

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Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects

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**Our ref:** KR/BAR021.0005