



**Woodford Way, Witney, OX28 6GE**

  
allen & harris

## **Welcome to Woodford Way, Witney**

This well-proportioned one-bedroom flat is offered to the market on a presenting an excellent opportunity for first-time buyers looking to step onto the property ladder.

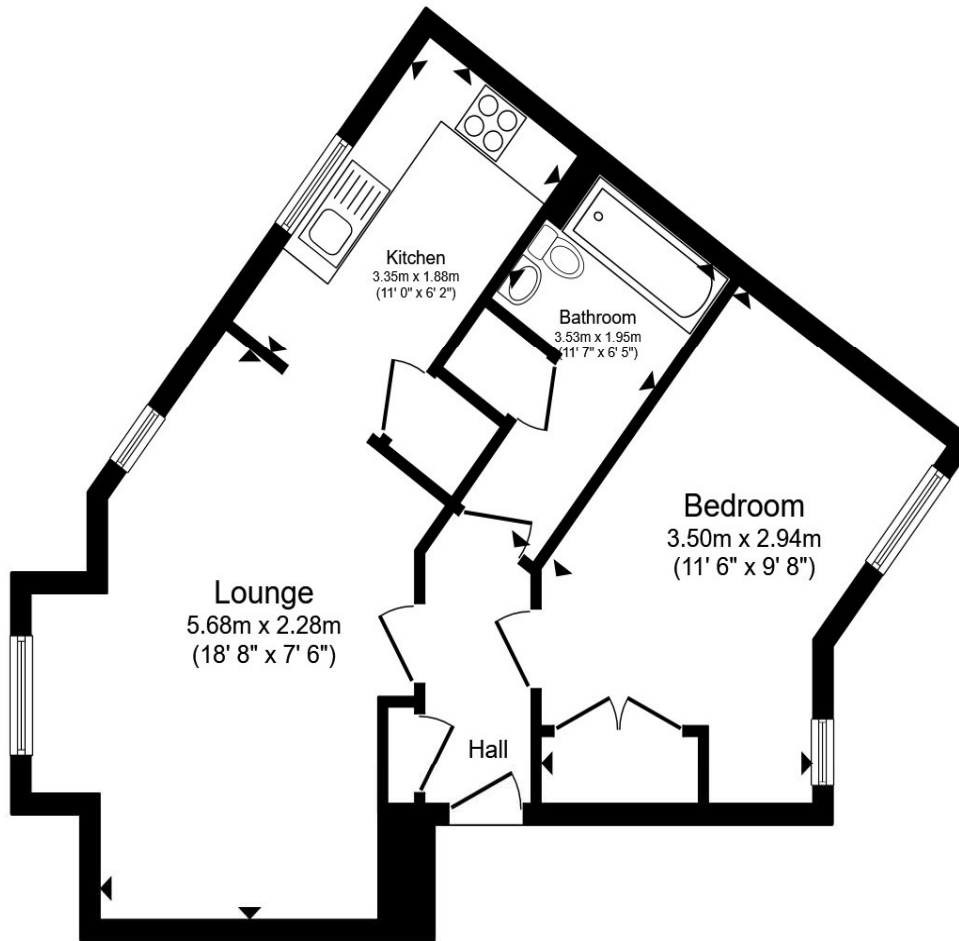
The property is accessed via a central hallway which provides useful storage and leads to all principal rooms. The spacious lounge is a standout feature, offering a comfortable living and dining area with an attractive irregular shape that creates distinct zones for relaxing and entertaining.

The separate kitchen is well laid out with space for appliances and ample worktop area, making it practical for everyday use. Adjacent to the kitchen is a modern bathroom fitted with a bath and overhead shower.

The bedroom is a good-sized double room with space for wardrobes and additional furniture.

Externally, the property benefits from one allocated parking space, adding valuable convenience for residents and visitors. Overall, this is a smart and accessible home in a compact but efficient layout.





Total floor area 51.0 m<sup>2</sup> (549 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to Woodford Way, Witney

- Opportunity to Purchase a 50% share on shared ownership basis
- 83 years remaining on lease
- Spacious lounge/dining area and Separate fitted kitchen
- Modern bathroom
- Ground floor flat

Tenure: Leasehold EPC Rating: C

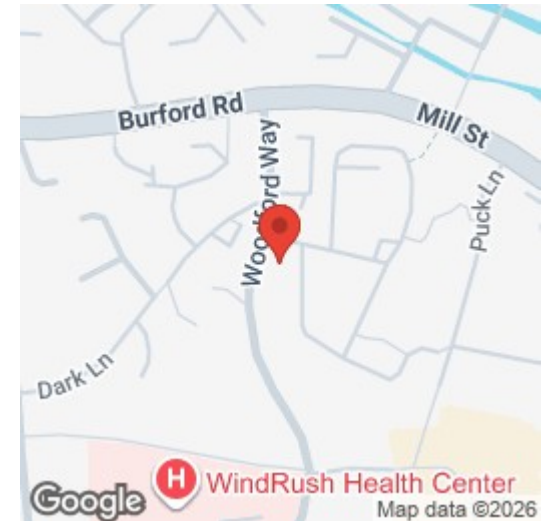
Council Tax Band: B Service Charge: 2551.08

Ground Rent: 131.05

This is a Leasehold property with details as follows; Term of Lease 99 years from 14 Aug 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £175,000



**view this property online** [allenandharris.co.uk/Property/WIT106332](https://allenandharris.co.uk/Property/WIT106332)



Property Ref:  
WIT106332 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property

  
allen & harris



**01993 705915**



[witney@allenandharris.co.uk](mailto:witney@allenandharris.co.uk)



54 Market Square, WITNEY, Oxfordshire, OX28  
6AF



**[allenandharris.co.uk](https://allenandharris.co.uk)**