

MARTYN COX
— & COMPANY —



49 Bathing Place Court, Witney, Oxon, OX28 6FR

Asking Price: £197,000

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A conveniently located two bedroom second floor apartment with garage and allocated parking space, close to Marriotts Walk and the many town centre amenities. The property is ideal for first time buyers and investors alike and available with no onward chain.

The apartment briefly comprises entrance hall, an L-shaped living/dining room with adjoining kitchen, two bedrooms and a bathroom. There is gas radiator central heating, double glazing and the bonus of a garage in addition to an allocated parking space at rear.

Council Tax Band C.

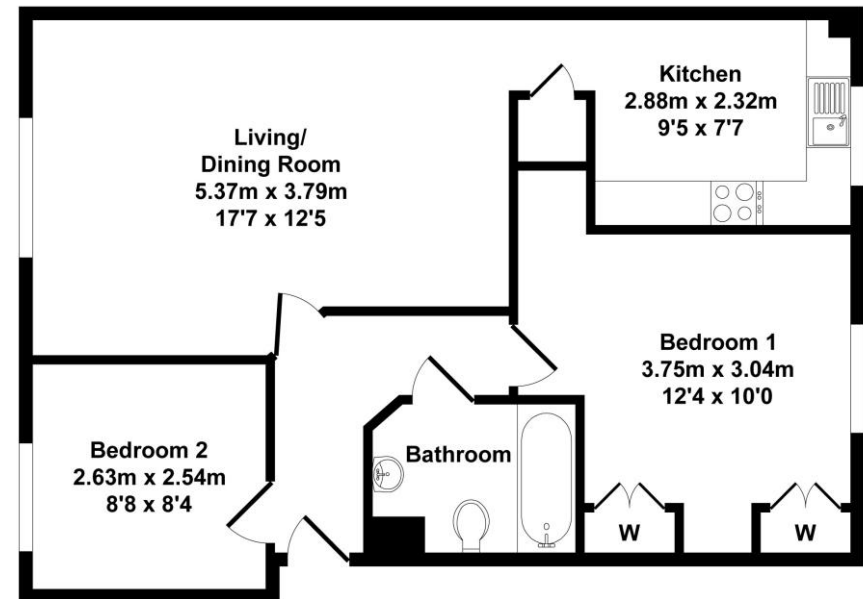
Leasehold: 108 years remaining.

Service Charge: It varies - average is approximately £640.00 per six months.

Ground Rent: £150.00 per annum.

Solicitors to confirm all details.

Witney is an attractive town with good modern amenities and a bustling community life. There are fine buildings surrounding the ancient Buttercross and a twice weekly market. There are two major health centres with others on the periphery and an excellent choice of primary and secondary schools, including faith schools. Witney Lakes Resort has a golf course, health club and swimming pool and offers many other sporting activities and there is also a community leisure centre. The Woolgate Centre and Marriotts Walk provide an excellent variety of shops including Marks & Spencer, a Multi-Screen Cinema and restaurants and food outlets. Public transport is available from outlying villages and from Witney to Oxford and on to London.



All items illustrated on this plan are included in the "Total Approx Floor Area 56.60 Sq.M. (609 Sq.Ft.)

- Close to town centre amenities
- Two bedroom top floor apartment
- Living/dining room
- Kitchen
- Bathroom
- Garage & parking
- Gas radiator central heating





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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