



66 New Bridge Street, Witney, Oxfordshire £875 PCM

- Close to Town Centre
- Allocated Parking
- Juliet balcony
- 1st Floor Apartment
- Furnished or Unfurnished
- Overlooking the river



DESCRIPTION

Delightful spacious 1st floor apartment located in the popular Aquarius development and is within close proximity to the amenities of Witney town centre. The accommodation offers spacious living comprising good sized entrance hall, living room with Juliet balcony overlooking the river Windrush, fitted kitchen, two double bedrooms with en suite to the master and further separate bathroom. Available furnished or Unfurnished August 2021. Council band C.

A HOLDING FEE of £201.92 will be required to reserve this property

Witney is a small country town steeped in history, but with good modern amenities and a bustling community life. The Leisure centre caters for a variety of sports and there are excellent schools, including a number of church schools. The Woolgate centre and other smaller shops have been supplemented by a new central shopping precinct with major names such as Marks & Spencer, Debenhams and in addition a multi-screen cinema. Public transport is available from outlying villages and from Witney to Oxford and on to London.



LOCATION



DIRECTIONS

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



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