



## 2 bed apartment to buy in OX28

Priory Mill Lane, Witney, Oxfordshire,  
OX28 1YG

**£200,000** Starting Bid

🛏 x 2 🚿 x 2 🚻 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ Hall with Storage
- ✓ Dressing Room/ Nursery
- ✓ Generous Kitchen with Appliances
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A smart and well-designed top floor two bedroomed apartment in a central yet quiet location. To be sold via Secure Sale online bidding. Terms & Conditions apply.

### THE PROPERTY:

To be sold via Secure Sale online bidding. Terms & Conditions apply.

Occupying the top floor of this well-regarded development, this two-bedroom apartment is arranged around an unusually generous principal suite — a rare proposition in a flat of this size, and presented throughout in good decorative order.

The principal bedroom is served by its own dressing room, readily adaptable as a nursery or study, together with a private shower room, while a second bedroom and family bathroom complete the sleeping accommodation. A well-proportioned sitting room has both a Juliet balcony and distinct dining area. The kitchen — already a good size — offers scope for those wishing to create a breakfast area. An L-shaped entrance hall provides useful built-in storage; a practical touch not always found in apartments of this style. Significant work took place in 2024/2025 that included redecoration, new flooring, the replacement of both the bath and shower rooms and the installation of new app controlled electric heating to keep running costs efficient.

Outside, allocated parking is provided adjacent to the rear entrance. The setting is central yet notably tranquil, within easy reach of tree-lined walks along the river — an agreeable combination for a town-centre address.

Offered with no onward chain and immediate vacant possession, a purchase here can proceed without the uncertainty that so often accompanies linked transactions. The appeal is sharpened further for first-time buyers, where a qualifying purchase carries no Stamp Duty Land Tax.

Tenure: Leasehold with the benefit of the remainder of a 155 year lease granted 1 January 2005. Service Charge: £2,400 pa

Ground Rent: £300 pa

West Oxfordshire District Council- Tax band C

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 134

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,400.00

Price: Starting Bid £200,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

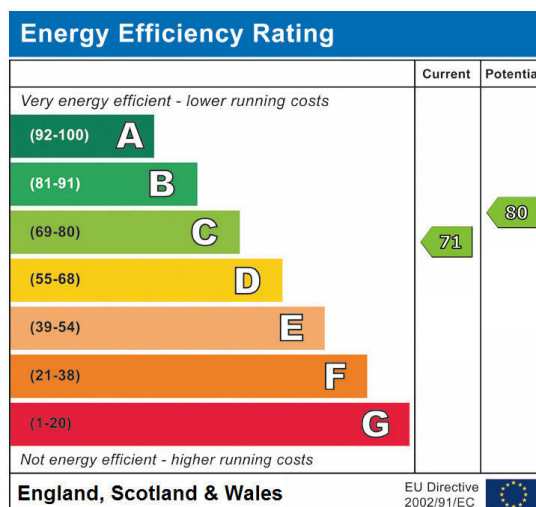
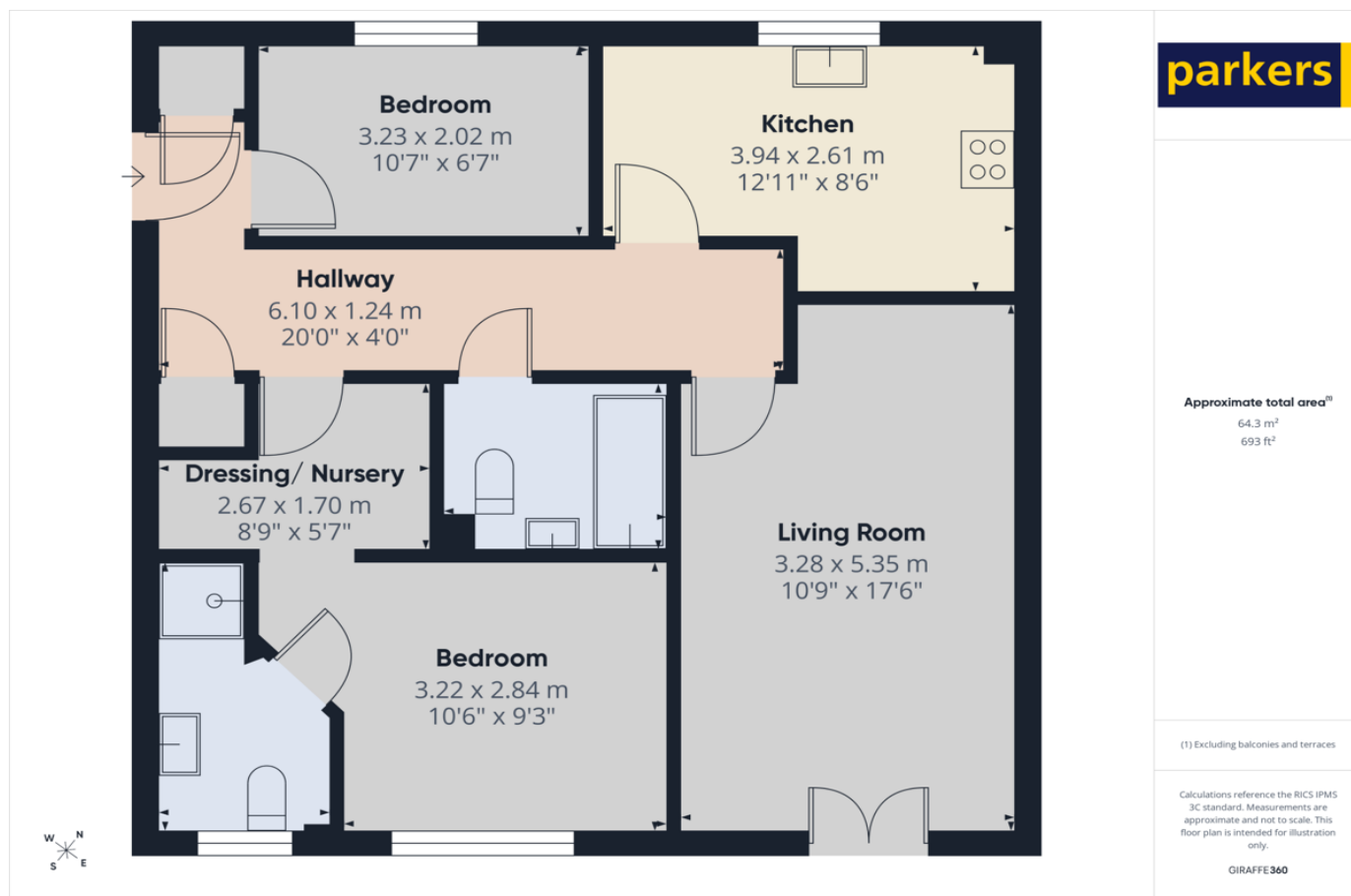
Water: Direct mains water

Water meter: No

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Priory Mill Lane, Witney, Oxfordshire, OX28 1YG

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,**  
**Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

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