



**HIGH STREET, WITNEY, OX28**  
£950 per month\*

**Carter Jonas**

# HIGH STREET, WITNEY, OX28

A newly converted one bedroom property situated in central Witney without parking.

A one bedroom property set over two floors. The apartment has been finished to a high standard. Ground floor open plan kitchen living space. Kitchen complete with appliances. First floor is a large double bedroom with floor to ceiling window bringing in lots of natural light. Modern ensuite shower room with electric shower.

Available unfurnished for a 12 month tenancy early November. Communal courtyard and bike store.

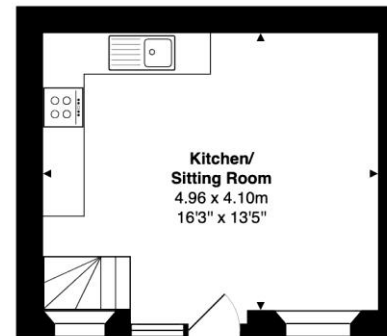
Please note there is no parking for this property.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

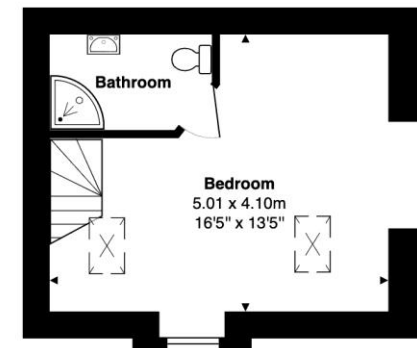
Flood zone 1: Low risk

Council Tax Band B- Please see West Oxfordshire District Council for current costs  
EPC - D

At a rent of £950.00 per calendar month  
Holding deposit of 1 weeks rent £207  
Security deposit of 5 weeks rent £1038



Ground Floor



First Floor



Approx. Gross Internal Area: 42.5 m<sup>2</sup> ... 457 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.  
Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

- Council Tax Band = B
- Deposit Required = £1,096.15
- Minimum term 12 months
- 1 bedroom
- 1 reception
- Open plan living
- 1 shower room
- unfurnished
- No parking
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(39-48) <b>F</b>		
(21-38) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Oxford Lettings 01865 511444

[oxfordresilettings@carterjonas.co.uk](mailto:oxfordresilettings@carterjonas.co.uk)

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.