



- 3 bedroom Turret style holiday home
- Stunning lake views
- Large deck that wraps around the property
- Great rental potential

06 Windrush Lake, Isis & Windrush Lakes, South Cerney, Cirencester, GL7 5TL

£430,000

A stunning 3 bedroom, end of terrace holiday home on the sought after Isis & Windrush Lakes. Windrush 06 is one of very few turrets on the development, and has stunning lake views from almost every window, as well as the wrap around sun deck. The deck has recently been fully renovated, and the property in general is in great condition. Great rental potential. Gas central heating.





## Property Description

**ACCOMODATION** The property is accessed directly from the parking area to the front of the property and is entered from the large, wraparound sun terrace. The ground floor comprises an entrance hall, a good sized kitchen, a large open plan living/dining area with laminate flooring and WC. On the first floor there are two bedrooms and the family bathroom. The second floor is filled by the master bedroom and en-suite bathroom giving stunning views over the Isis & Windrush lakes. Gas fired central heating.

**ENTRANCE HALL:** The front door of the property opens on to the large sun terrace and the large entrance hall features a ceramic tiled floor.

**KITCHEN:** Fitted kitchen with modern, Shaker style units and contrasting granite effect, laminate worktop. Single oven/grill, 4 ring gas hob, integrated fridge/freezer, washing machine and dish washer. Window to the rear and ceramic tiled floor.

**LIVING ROOM:** The living/dining area has direct access to the sun terrace through three sets of French doors and provides ample space for both relaxing and entertaining. Laminate flooring throughout. A further window to the front lets light flood in to make this interestingly shaped room a highlight of the property.

### FIRST FLOOR

**BEDROOM 2:** A large double or twin bedroom overlooking the rear of the property. Two windows provide views over the gardens and towards one of the three lakes found on this resort.

**BEDROOM 3:** A good sized double or twin bedroom with window to the front.

**BATHROOM:** A full length bath with thermostatic shower over. WC and wash hand basin within a wood finish vanity unit. Heated towel rail.







LANDING with storage cupboard

SECOND FLOOR Large storage cupboard on the landing.

**MASTER BEDROOM:** A large bedroom occupies the majority of the second floor with windows to three sides giving stunning views over the gardens & lake. Light and airy feel. 1 large built in wardrobes and further shelved cupboard.

**EN-SUITE BATHROOM:** A large bathroom with a shower cubicle, thermostatic shower, wash hand basin and WC.

**OUTSIDE:** A large sun terrace extends around three sides of the property and beyond gives views over the communal gardens and towards the lake.



### **WINDRUSH LAKE**

Windrush Lake is just 15 minutes away from the Capital of the Cotswolds, Cirencester and has easy access to the beautiful towns and villages that comprise the Area of Outstanding Natural Beauty that is the Cotswolds.

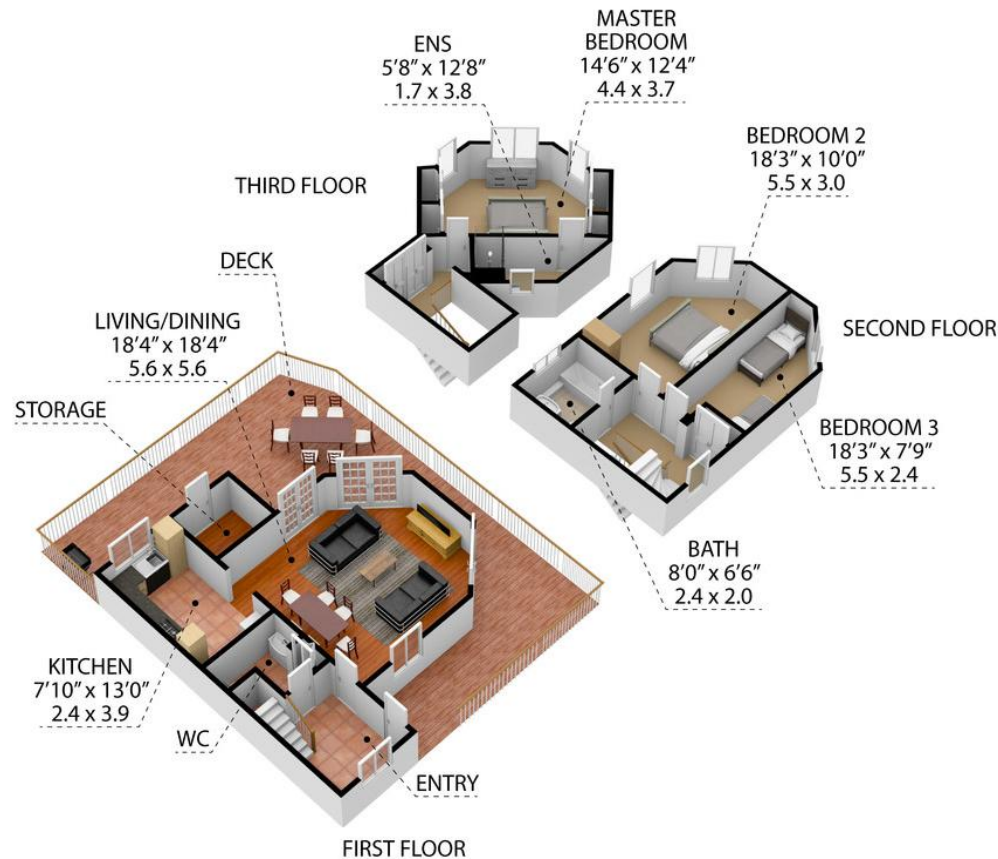
### **RESORT FACILITIES**

- Three tennis courts (1 floodlit)
- Children's play area.
- Two fishing lakes (coarse & fly)
- Croquet lawn
- Boules piste
- Table tennis
- Games room with pool table and games machines and soft play area



### **LEISURE FACILITIES**

A whole host of additional leisure pursuits are available in Cotswold Water Park area including: - Water-Skiing, Windsurfing, Sailing, Canoeing, Fishing (Fly and Coarse), Horse-riding, Picturesque walks and off-road cycling (suitable for children), Clay Pigeon Shooting, Swimming and Golf (Charges apply).



South Cerney, South Cerney GL7 5TJ  
 TOTAL APPROX. FLOOR AREA 1,350 SQ.FT - 125 SQ.M

Floor plan prepared in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS 2 - Residential)



### HOLIDAY USE

The lodges are classed as second homes and cannot be lived in permanently. The potential exists for purchasers to generate additional rental income through holiday lets and please ask us for more information. This property has 12 months occupancy as a holiday home.

### ANNUAL RUNNING COSTS

Ground Rent, reviewed annually, linked to RPI approx. £2,000 per annum

Service Charge, reviewed annually, approx. £3,500 per annum

Remainder of the 999 year lease. (975 years)

Council tax applicable

E&OE (errors & omissions excepted)

Service charge contributions includes:- 24 hour on site security, water rates, road maintenance, resort lighting, refuse collection, grounds maintenance, satellite television, on resort leisure facilities. MEMBERSHIP to off resort leisure facilities including the De Vere Hotel and nearby golf clubs.

### TRANSPORT CONNECTIONS

Nearest train stations: Kemble (1hr10 to London), & Swindon (1hr to London). Nearest motorway: 20 mins from Junction 15 of M4

### EPC TO FOLLOW

The Gateway Centre Lake 6 ,  
 Spine Road, South Cerney,  
 Cirencester, Gloucestershire,  
 GL7 5TL

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements