



- 3 bedrooms
- South facing deck
- Bar/brasserie on site
- 12 month holiday use

5 Spring Lake, Station Road, Cotswolds, South Cerney, Gloucestershire,

£210,000

An attractive 3 bedroom holiday home situated on the popular Spring Lake within the Cotswold Water Park. The lodge enjoys southerly views over the lake from its interior and the large sun deck. Spring Lake has a bar/brasserie and a gym and is popular for the waterski school there. Ideal as a holiday home investment. 999 year lease and 12 months holiday use.



Property Description

ACCOMMODATION This delightful holiday property has three bedrooms and two bathrooms and the downstairs has a good sized living area with access into a well equipped kitchen. The sun deck provides a perfect place to sit and enjoy the stunning views across the lake and there is a gate which leads down some steps to the communal gardens. Electric heating. Laminate flooring to ground floor.

The property has pine ceilings to the bedrooms offering a cosy feel. It has been well maintained throughout.

LIVING ROOM The attractive living/dining area enjoys southerly views out over the water ski lake and comfortably accommodates seating and a dining table and chairs for 6 guests.

KITCHEN Galley style kitchen with a good range of wall and floor cupboards. Built in electric hob and oven. Window to the front. Vinyl flooring

CLOAKROOM/SHOWER ROOM Located off of the hallway is a downstairs shower room, with a basin, WC and shower cubicle

MASTER BEDROOM An attractive room with high ceilings and full length windows that offer light into the bedroom and allow beautiful views across the lake.

BEDROOM TWO This bedroom comfortably accommodates a double or twin beds

BEDROOM THREE The bedroom accommodates a small double or twin beds

FAMILY BATHROOM The original coloured bathroom suite remains, but it has been well maintained and is in a good condition. There is a basin with storage cupboards below, a WC, and a bath. Chrome heated towel rail and a velux window





OUTSIDE The sundeck has been extended to a good size to give plenty of outdoor entertainment space and is accessed off of the living area through. Parking is outside the front door.

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), Picturesque walks and off-road cycling (suitable for children), Clay Pigeon Shooting, Go Karting, paintballing, archery, swimming and Golf (Charges apply)

Spring Lake has the benefit of the clubhouse with a bar and restaurant. There is a ski club and a membership gym above the clubhouse. Within the complex is a childrens' play area.

Holiday Use

The lodges are classified as holiday homes and cannot be used as primary residences. The potential exists to generate additional rental income through holiday lets and Orion Holidays can offer advice and information.

SERVICES

Mains water and drainage. Mains electricity. Telephone (subject to BT connection charges)

ANNUAL RUNNING COSTS – 2017/18

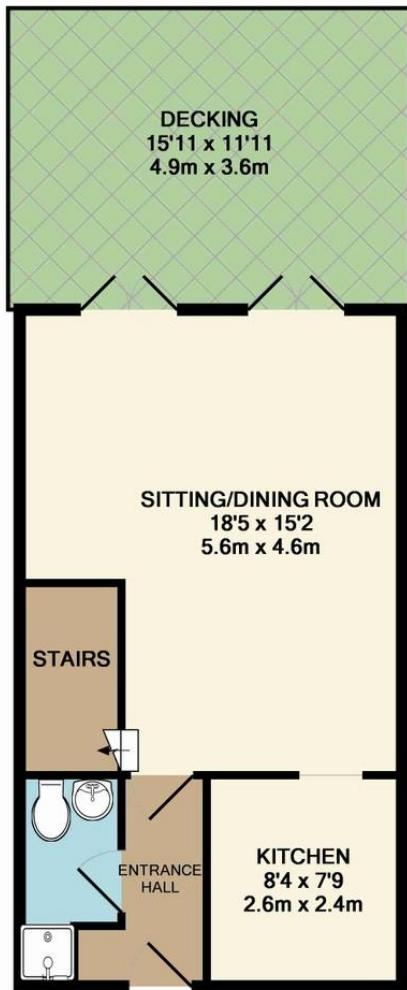
Ground Rent, reviewed annually, linked to RPI, £2,340.18 Inc VAT.

Service Charge, reviewed annually, non-profit making, £2,039.77.

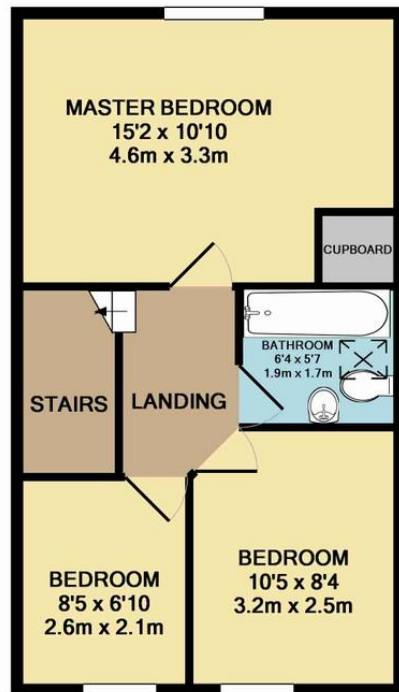
Remainder of a 999 year lease

Council tax band C

SERVICE CHARGE CONTRIBUTION INCLUDES:- 24 hour on site security, water rates, road maintenance, resort lighting, refuse collection, grounds maintenance, satellite television, on resort leisure facilities.



GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)



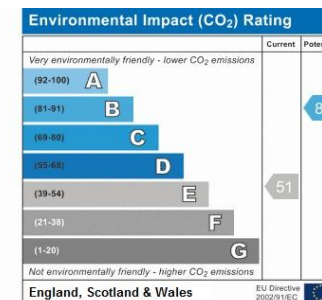
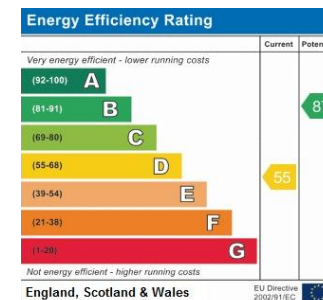
1ST FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.5 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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TRANSPORT CONNECTIONS

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



Address:
Spring 05 Station Road South Cerney

Reference:
cnc

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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