



**Flat 16 Riverview | Burford**

**Price £1,450 pcm**

  
**DISTINCT**  
Property Consultants

STUNNING VIEWS OVER THE COTSWOLDS ARE A KEY FEATURE OF THIS SELECT NEW DEVELOPMENT NEAR BURFORD. A first floor apartment with two double bedrooms, one with en suite shower room. A pet considered.

EPC rating C.

- Two Double Bedrooms
- Bathroom
- Open Plan Living Room / Diner & Stylish Shaker Style Country Kitchen
- High speed broadband & CAT 5 data cabling
- Gas fired underfloor heating
- High performance double glazed windows
- Quality 80/20 carpets in bedrooms with high quality underlay
- Two Allocated Parking Spaces
- Available Furnished
- A pet Considered

The apartment is finished to a high quality throughout. Windows to rear with views overlooking beautiful Cotswolds countryside.

The entrance hallway has a storage cupboard, and to either side are the two bedrooms and the family bathroom with bath and heated towel rail. The main bedroom has an en suite shower room, also with heated towel rail.

The hallway leads to the open-plan dining area and kitchen. The Shaker-style country kitchen is fully fitted with integrated fridge/freezer, washer/dryer, fan-assisted oven and four-ring induction hob, with stainless steel extractor hood. There is under-cupboard LED lighting and a Quartz stone worktop.

On the other side of the hallway is the self-contained living room which is dual aspect and has a Juliet balcony.

An audio-visual entry system and a lift makes it easy to greet and monitor visitors. There is gas-fired central





heating and double glazing throughout. High-speed broadband is provided by Gigaclear.

#### **OUTSIDE:**

The development has attractive hard and soft landscaping and ample visitor's parking. Two allocated parking spaces. Communal BBQ area.

#### **NEIGHBOURHOOD:**

A particularly welcome feature is the Cotswold Outpost. This is a delightful bistro-deli specialising in high-quality home-produced food where the provenance of all the ingredients is known to the owners. It serves as a hub for the community to meet and for residents to enjoy refreshments or a meal — as well as being a convenient place to buy quality ingredients to cook at home.

#### **LOCATION:**

Little Windrush is just off the A40 between Burford and the A429 Fosse Way, close to the village of Windrush. There are a number of small towns in the vicinity with a good range of shops, supermarkets, pubs, restaurants and other amenities, including Burford (4.5 miles), Northleach (8 miles), Bourton-on-the-Water (9.8 miles), Stow-on-the-Wold (10.3 miles) and Witney (11.5 miles). A little further away are the larger centres of Cheltenham (18 miles) and Oxford (23 miles), both of which are excellent for shopping, entertainment and culture.

This area is packed with attractions of all sorts, including outdoor activities, sports, festival venues and heritage sites; for instance, the Cotswold Wildlife Park (7 miles); Chedworth National Trust Roman villa (10 miles); Daylesford Organic (12.8 miles); Longborough Festival Opera (12.8 miles); Bourton House Garden and Batsford Arboretum (16 miles); Sudeley Castle (16 miles); and Blenheim Palace (21.7 miles).

There are two railway stations that can be reached in about 20 minutes by car: Kingham (12 miles) and



Charlbury (13 miles). The train services run south-east to Oxford, Reading and London; and north-west to Worcester and Hereford.

#### **Letting information**

Rent: £1,450.00

Deposit: £1,673.00

Council tax band C - Cotswolds District Council

EPC rating C

6 Month Tenancy

Offered furnished

A pet considered upon negotiation - professional cleaning at the end of the tenancy applies.

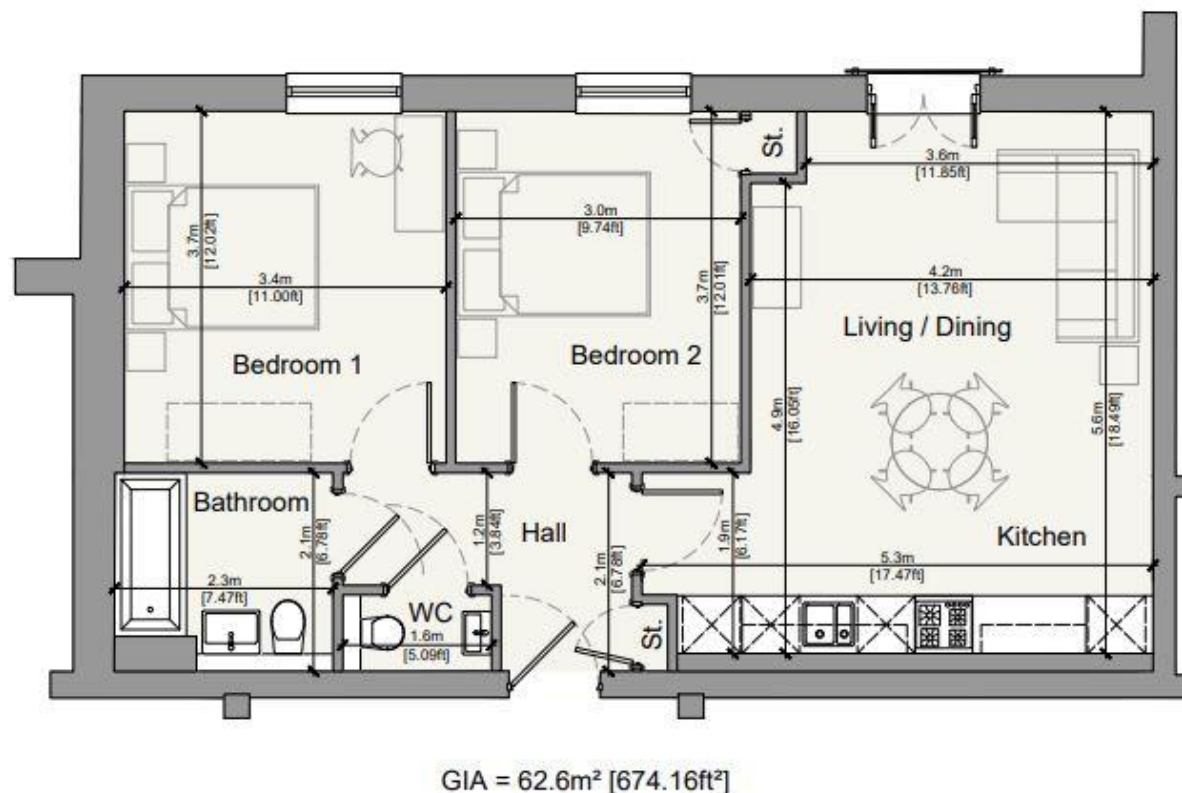


Holding deposit: £333 = One week's rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing).

Strictly by appointment only.

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations and Right to Rent checks, applicants will be asked to provide proof of ID and proof of address.



Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

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