



62 WINDRUSH LAKE

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5TJ

A SOUTH FACING THREE BEDROOM HOLIDAY HOME IN THE NEW ENGLAND STYLE ON WINDRUSH LAKE SET IN THE SOUGHT AFTER WATERMARK DEVELOPMENT.

£335,000 (- LEASEHOLD)

- **END TERRACE OF THREE LODGES**
- **MAINS GAS, ELECTRICITY & CEMENT FIBRE CLADDING**
- **SOUTH FACING DECK**
- **THREE BEDROOMS - THREE BATHROOMS**

Entrance hall

Entrance hall with WC & wash hand basin opposite the kitchen.

Kitchen 9' 9" x 7' 11" (2.97m x 2.41m)

Fully fitted Shaker style kitchen with integrated fridge/freezer, oven with 4 ring electric hob, dishwasher & washer/dryer. Ceramic tiled flooring.

Lounge/Diner 19' 2" x 16' 5" (5.84m x 5m)

Lounge/diner with french windows leading onto the deck that looks over Windrush Lake. Carpeted flooring throughout.

Master bedroom 11' 3" x 11' 3" (3.43m x 3.43m)

Stairs to master bedroom with en-suite shower, WC and wash hand basin. Walk-in wardrobe and double glass doors with a Juliet balcony overlooking Windrush Lake.

Bedroom 2 10' 0" x 8' 11" (3.05m x 2.72m)

Double bedroom.

Bedroom 3 10' 0" x 7' 1" (3.05m x 2.16m)

Twin room.

Family Bathroom

Family bathroom with WC, wash hand basin and bath with shower over.

Outside

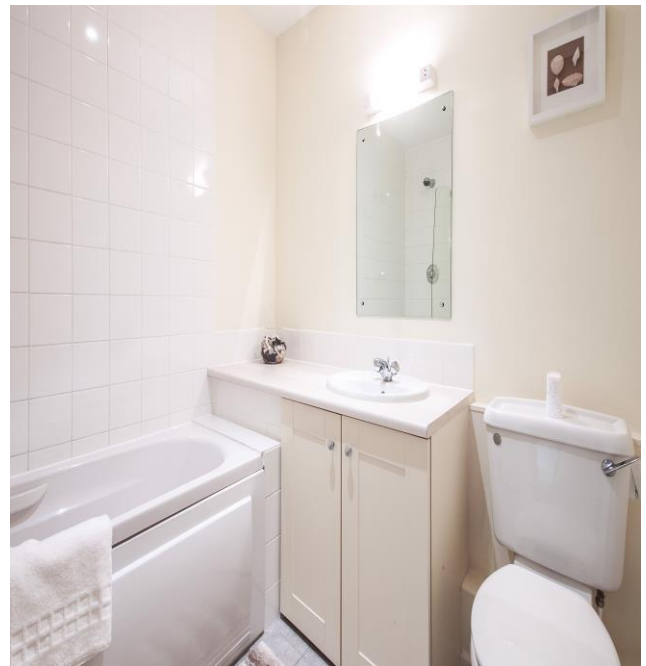
A well protected south facing deck with lake views. Parking to the side of the lodge and communal gardens to the rest of the resort. Tennis courts and pavillion.

Services

Mains water, mains electricity, mains gas, Satellite TV & BT phone line (subject to connection charges).

Management

This lodge is subject to an annual service charge (£3504.16 Incl. VAT) & ground rent (£2,614.61 Incl. VAT). This includes 24 hour gated security, gardens & landscaping, sporting pursuits such as health club, golf, fishing & tennis. Also water/sewerage rates.



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SERVICE CHARGES

The Peninsula, The Landings, Summer Lake (four nominated members per lodge).

Isis lakes & Windrush Lakes (two nominated members per lodge).

Spring Lake owners have the option to join The Watermark Club.

This includes:

- 24 hour security
- Refuse collection
- Pest control
- Sewage system
- TV system
- Accounting costs
- Professional fees
- Grounds maintenance
- Misc repairs & equipment replacement
- Lake maintenance
- Managing agents' fees
- Electricity (on site - not individual lodge bills)
- Site manager costs
- Groundsmen's wages
- Site lighting

Owners on all the Watermark Lakes (except Spring Lakes, who can opt to join) enjoy membership to the Watermark Club via the service charge. These memberships are not transferable and apply to the nominees only. You get to enjoy the following activities:

The Gym – Spring Lake – Lodge owners benefit from use of the gym. The fully air-conditioned gym, overlooking the ski lake, is equipped with the latest cardiovascular equipment and has a range of free weights. There are well equipped changing room facilities with lockers, showers and hairdryers.

Golf - As an owner, you are entitled to golf for the nominated members at either of the following golf courses up to 25 times per year. All golf can be booked up to seven days in advance for the nominated members and additional green fees can be booked at subsidised rates. All bookings should be made at the Watermark Brasserie reception on Spring Lake and are subject to availability. Email: watermarkclub@lakeside-bar.co.uk or Tel: 01285 860606.

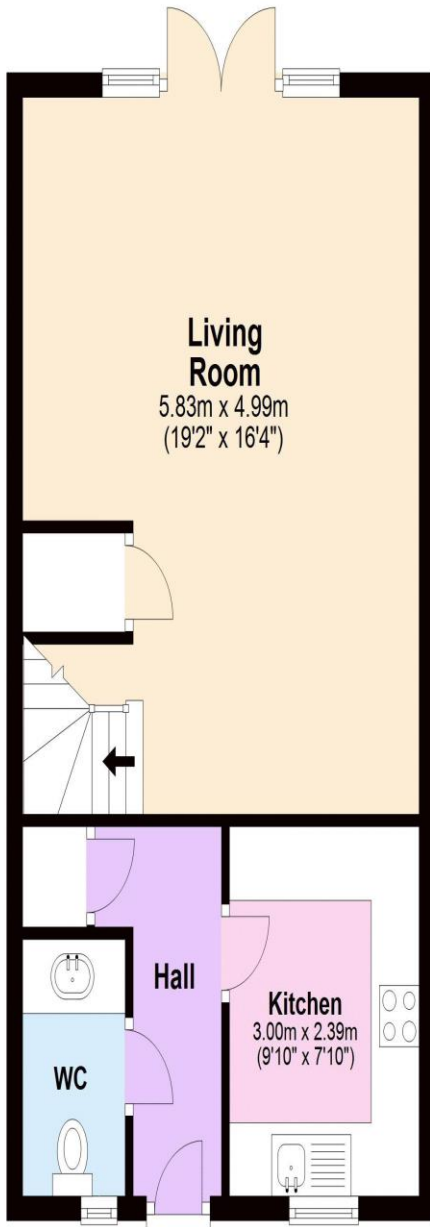
Wrag Barn Golf Club - This is an 18-hole challenging golf course just outside the historic town of Highworth. A maximum 18 handicap is recommended to play here. Golf is not available before 12pm on Saturdays or Sundays and a strict dress code is operated for all golfers (golf shoes must be worn at all times on the course and jeans, trainers, tracksuit bottoms & collarless shirts are not allowed on course or in the clubhouse). All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability.

Cricklade Hotel Golf Course - This 9-hole course (5 x Par threes and 4 x 4 Par fours) is only a 15 minute drive from the resorts, on the outskirts of the town of Cricklade (on the B4040). All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability.

Cricklade House & Fritillary Spa – The Pool & Gym are only a 15 minute drive from the resorts, on the outskirts of the town of Cricklade (on the B4040). All bookings must go through the Watermark Brasserie reception on Spring Lake, subject to availability, watermarkclub@lakeside-bar.co.uk

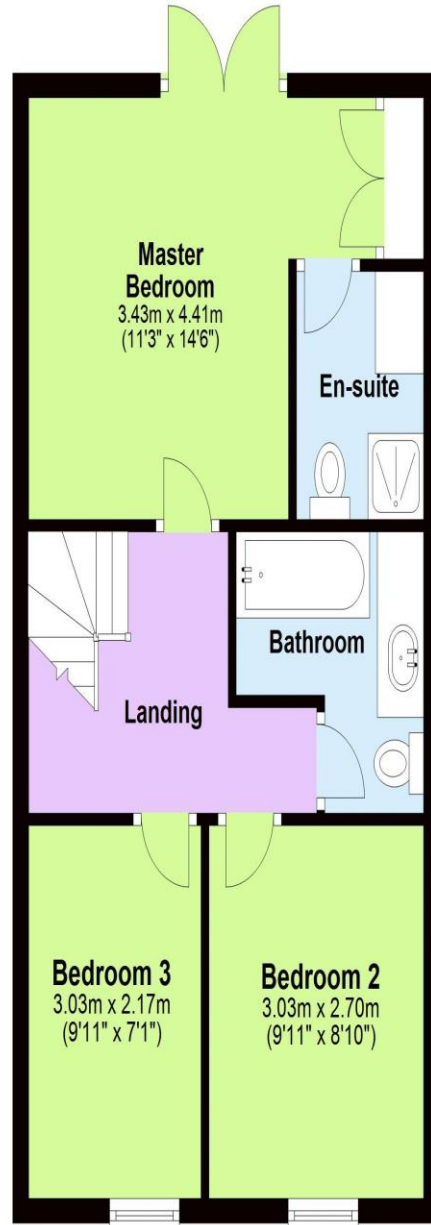
Ground Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



Total area: approx. 89.1 sq. metres (958.7 sq. feet)

Energy performance certificate (EPC)

62 Windrush Lake The Watermark Spine Road South Cerney CIRENCESTER GL7 5TJ	Energy rating C	Valid until: 31 July 2029 <hr/> Certificate number: 8491-7923-6520-3560-0972
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Property type **End-terrace house**

Total floor area **82 square metres**

Rules on letting this property

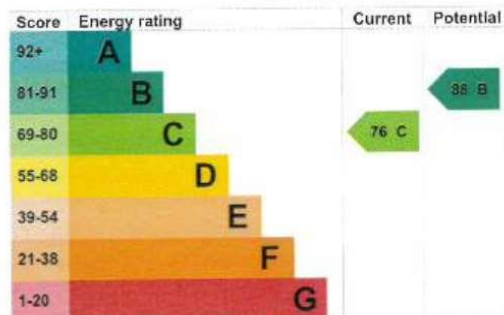
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60