



93 WINDRUSH LAKE

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5TJ

**FOUR BEDROOM MID-TERRACED HOLIDAY HOME SITUATED IN THE SOUGHT AFTER
WATERMARK RESORT WITHIN THE COTSWOLD LAKES.**

£460,000 (UN-FURNISHED - LEASEHOLD)

- **FOUR BEDROOMED
HOLIDAY HOME**
- **EXTENDED PRIVATE DECK**
- **STUNNING LAKE VIEWS**
- **24 HOUR GATED SECURITY**

ENTRANCE HALL

Large double storage cupboard and cloakroom with WC and wash hand basin.

LARGE OPEN PLAN LIVING/DINING ROOM 24' 4" x 18' 2" (7.42m x 5.54m)

With laminate flooring throughout and French doors leading to the deck with views of Windrush Lake. Understairs cupboard.

KITCHEN 11' x 7' 11" (3.35m x 2.41m)

Fully fitted kitchen with range of integrated appliances including fridge/freezer, oven with gas hob, free standing washing machine, dishwasher and recessed down-lighters.

Stairs to:-

MASTER BEDROOM 13' 4" x 10' 6" (4.06m x 3.2m)

With walk-in wardrobe and French windows with views over the lake. En-suite with shower and bath tub, WC and wash hand basin.

BEDROOM 2 10' 1" x 8' 11" (3.07m x 2.72m)

Double bedroom

BEDROOM 3 10' 1" x 7' 3" (3.07m x 2.21m)

double bunk room with pull out.

BEDROOM 4 9' 8" x 7' 6" (2.95m x 2.29m)

Double bunk room with pull out.

FAMILY BATHROOM

Family bathroom with shower WC and wash hand basin.

OUTSIDE

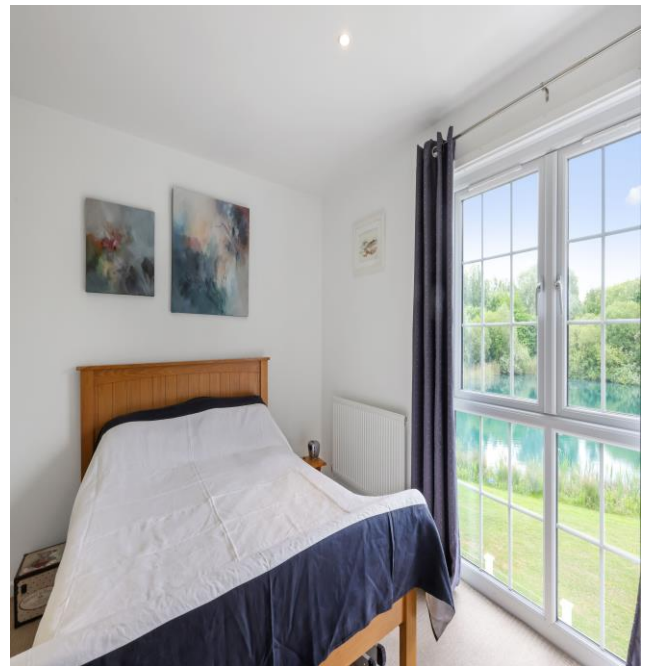
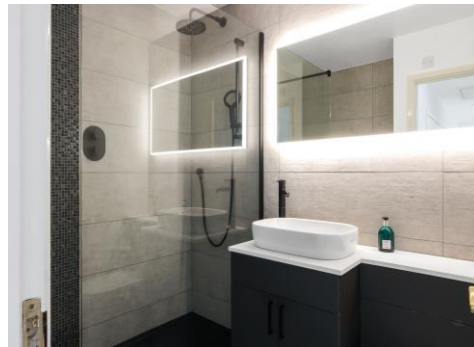
A generous deck to the front of the property. Private parking to the front of the property and communal gardens & landscaping including tennis courts and pavillion. Boules area, children's play area and football nets.

SERVICES

Mains water, electricity and gas.

MANAGEMENT

This New England style country retreat is subject to an annual management charge (£3570.37 Incl.VAT & Ground Rent - £2700.18 Incl.VAT) which includes gated security, gardens & landscaping, sporting and leisure pursuits such as health club, golf, fishing, tennis and sailing.



Cotswolds Lakes & Escapes, Summer Lake, South Cerney,
Cirencester, Gloucestershire. GL7 5LW
Tel: 01285 869031

E-mail: mark@cotswoldslakesandescapes.co.uk

www.cotswoldslakesandescapes.co.uk

SERVICE CHARGES

The Peninsula, The Landings, (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
- Accounting costs
- Professional fees
- Grounds maintenance
- Misc repairs & equipment replacement
- Lake maintenance
- Managing agents' fees
- 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.

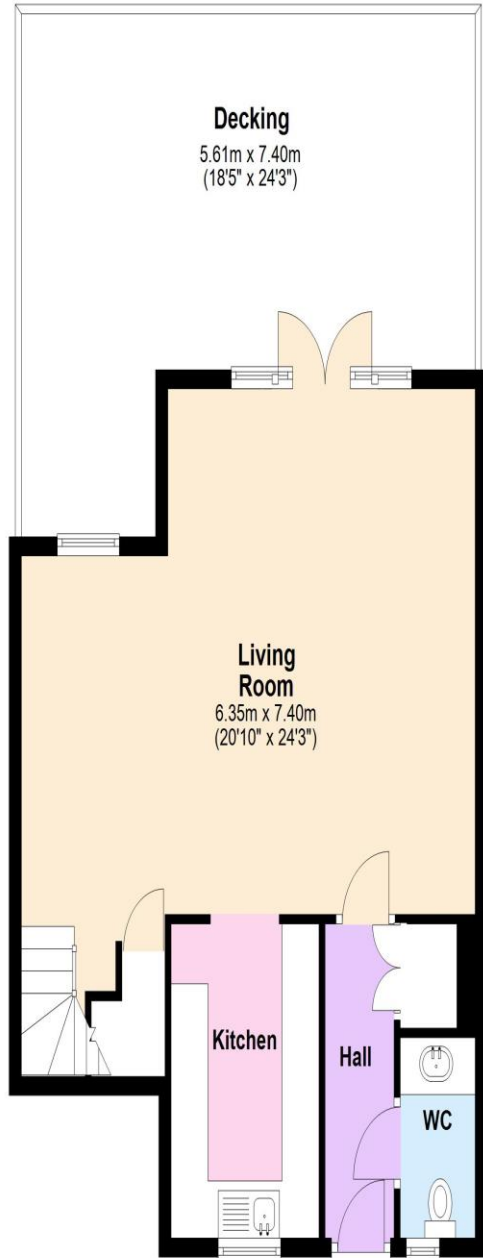
Golf - As an owner, you are entitled to golf for the nominated members at either of the following golf courses up to 25 times per year. All golf can be booked up to seven days in advance for the nominated members and additional green fees can be booked at subsidised rates. All bookings should be made 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 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

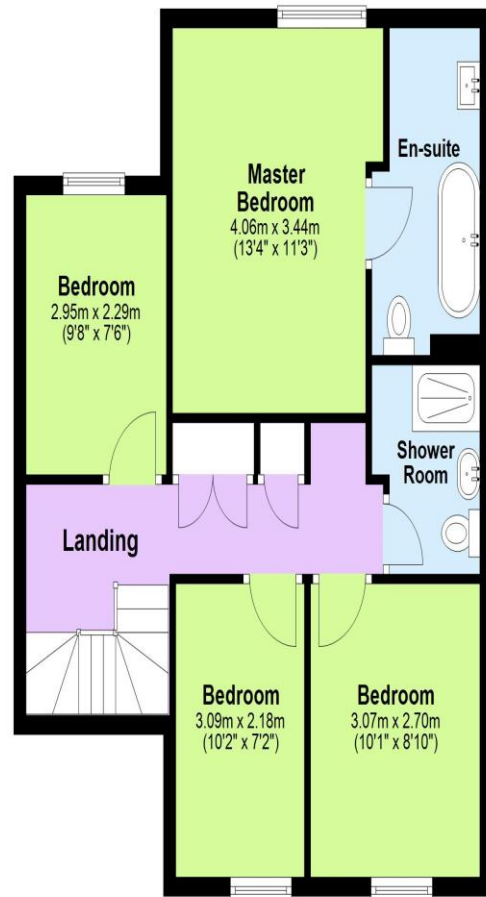
Ground Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



Total area: approx. 115.6 sq. metres (1244.8 sq. feet)

93 Windrush Lake, CIRENCESTER

Energy Performance Certificate



93 Windrush Lake The Watermark, Spine Road, South Cerney, CIRENCESTER, GL7 5TJ

Dwelling type: Mid-terrace house

Reference number: 8477-6025-8420-9879-7996

Date of assessment: 11 May 2013

Type of assessment: RdSAP, existing dwelling

Date of certificate: 14 May 2013

Total floor area: 115 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,169

Over 3 years you could save

£ 543

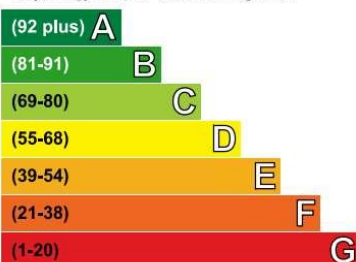
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 375 over 3 years	£ 186 over 3 years	
Heating	£ 1,476 over 3 years	£ 1,242 over 3 years	
Hot Water	£ 318 over 3 years	£ 198 over 3 years	
Totals	£ 2,169	£ 1,626	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
72	90

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 84	
2 Low energy lighting for all fixed outlets	£120	£ 156	
3 Heating controls (room thermostat)	£350 - £450	£ 78	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.