

Cotswold LAKES & ESCAPES

by Watermark



21 WINDRUSH LAKE

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5TJ

AN IMMACULATE EXAMPLE OF A 3 BEDROOM HOLIDAY HOME AT WINDRUSH LAKE IN THE HEART OF THE COTSWOLDS WATER PARK.

£365,000 (UN-FURNISHED - LEASEHOLD)

- **IMMACULATE 3 BEDROOM
NEW ENGLAND STYLE MID
TERRACE**
- **VIEWS OVER WINDRUSH
FISHING LAKE**
- **EXTENDED PRIVATE
COMPOSITE DECK TO THE
FRONT AND REAR OF THE
PROPERTY**
- **24 HOUR GATED SECURITY**

LIVING/DINING ROOM 18' 8" x 16' 1" (5.69m x 4.90m)

With French doors leading to private composite deck with views over Windrush Lake.

KITCHEN 9' 10" x 7' 10" (2.99m x 2.39m)

Fully fitted kitchen with integrated appliances including oven, hob, extractor & dishwasher.

Laundry room - off entrance hall 4' 2" x 3' 11" (1.27m x 1.19m)

Laundry room.

BEDROOM 1 11' 1" x 10' 7" (3.38m x 3.22m)

With walk in dressing room (4'10" X 4'8") with view over the lake.

BEDROOM 2 9' 8" x 8' 9" (2.94m x 2.66m)**BEDROOM 3 9' 9" x 7' 0" (2.97m x 2.13m)****FAMILY BATHROOM 7' 4" x 7' 7" (2.23m x 2.31m)**

Comprising bath with shower over, WC and wash hand sink/vanity unit

OUTSIDE

Private deck with views of the lake, parking to the front of the property and communal gardens throughout the rest of the resort. Tennis courts and pavillion, childrens play area, boules area and football nets.

SERVICES

Mains water, gas and electricity.

MANAGEMENT

This holiday home is subject to an annual management charge (£3570.37 Incl. VAT) & ground rent (£2,820.80 Incl.VAT) which includes 24 hour gated security, gardens & landscaping, all the sporting facilities including health club, golf, fishing and tennis.

RESTRICTIONS

This property can be used throughout the year as a holiday home and is sold on a 999 year lease from the year 2000.



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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



Energy performance certificate (EPC)

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

Energy rating

C

Valid until:

21 September 2029

Certificate number: **0188-2860-6511-9721-2785**

Property type

Mid-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.

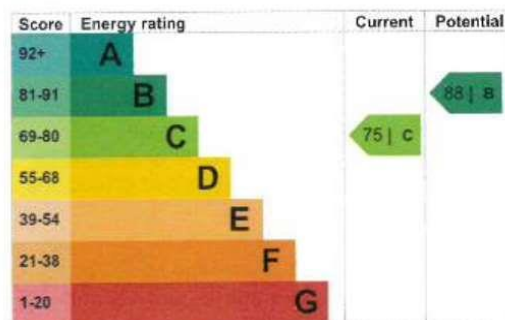
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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