



29 THE LANDINGS

STATION ROAD, SOUTH CERNEY, GLOUCESTERSHIRE, GL7 5LU

FOUR BEDROOM NEW ENGLAND STYLE 'MAINE' HOLIDAY LODGE WITH DECKING TO FRONT AND BACK OF THE PROPERTY. STUNNING SUNSET VIEWS ON THE MUCH SOUGHT AFTER SOUTH CERNEY SAILING LAKE.

£730,000 (UN-FURNISHED - LEASEHOLD)

- **DECKING TO FRONT AND REAR.**
- **FOUR BEDROOMS - THREE BATHROOMS**
- **STUNNING SUNSET VIEWS**
- **LAKE FRONTAGE WITH SHARED PONTOON**

Living Room 14' 11" x 20' 6" (4.57m x 6.25m)

Underfloor heating in three zones. French windows leading onto the wraparound decking with glass balustrades and stunning views across the sailing lake.

Dining area 9' 8" x 10' 7" (2.95m x 3.25m)

Opposite the kitchen with steps leading down to the living area.

Kitchen 9' 0" x 13' 6" (2.77m x 4.14m)

Fully integrated units with black granite worktops.

Downstairs shower room 9' 3" x 8' 0" (2.84m x 2.44m)

WC, wash hand basin and shower downstairs.

Bedroom 4 9' 4" x 10' 7" (2.87m x 3.25m)

Double bedroom downstairs.

Master bedroom 13' 3" x 11' 0" (4.06m x 3.38m)

with fitted wardrobes and en suite shower room.

Bedroom 2 9' 4" x 10' 7" (2.87m x 3.25m)

Double bedroom with built in wardrobes.

Bedroom 3 9' 4" x 8' 5" (2.87m x 2.57m)

with fitted wardrobes and ships ladder leading to mezzanine/store in the roof of the property. It has a fully operational window & can be used as an extra sleeping space.

Family Bathroom 5' 1" x 7' 1" (1.57m x 2.18m)

Bath with shower above, wash hand basin and WC.

MANAGEMENT AND SERVICE CHARGES

Ground rent is £2,467.51 and Service Charges are £4,868.85 both Incl. VAT. The service charges include all the leisure and sporting pursuits including membership to the sailing club, fishing, tennis, golf and spa. 24 hour gated security, landscaping and grounds maintenance and site management.

TENURE

The property is leasehold and is held on a 999 lease from 2004.



Watermark, Summer Lake, South Cerney,
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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:

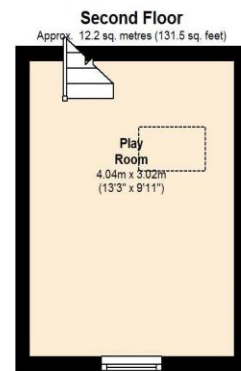
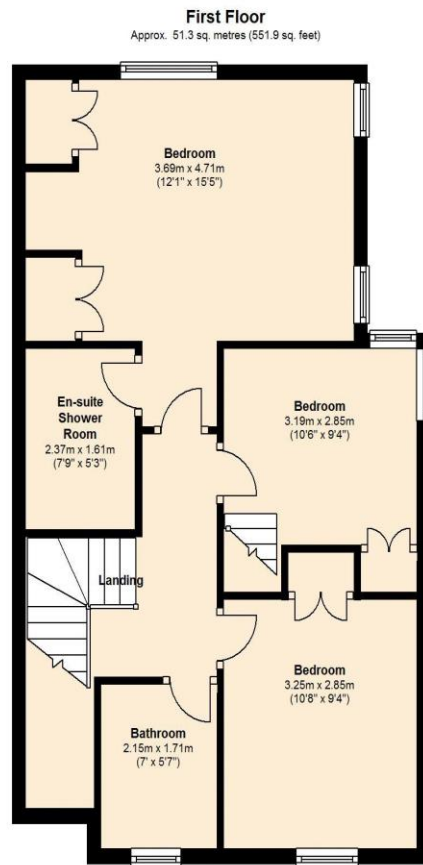
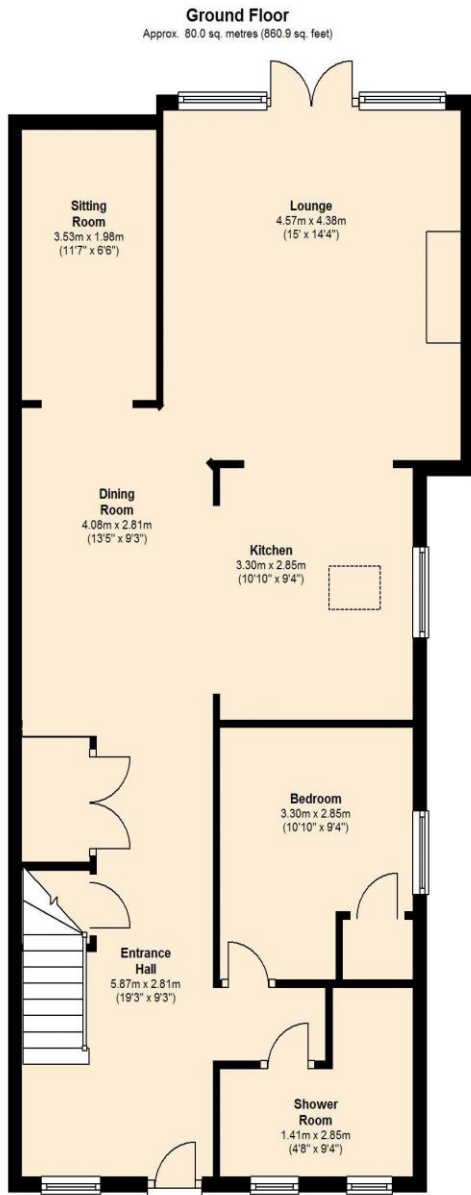
The Gym – Spring Lake – Lodge owners benefit from use of the gym. The fully air-conditioned gym, overlooking the ski lake, is equipped with the latest cardiovascular equipment and has a range of free weights. There are well equipped changing room facilities with lockers, showers and hairdryers.

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



Total area: approx. 143.5 sq. metres (1544.4 sq. feet)

Energy Performance Certificate



29 The Landings The Watermark, Station Road, South Cerney, CIRENCESTER, GL7 5LU

Dwelling type: Semi-detached house **Reference number:** 9221-2827-7091-9297-7801
Date of assessment: 13 November 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 16 April 2014 **Total floor area:** 133 m²

Use this document to:

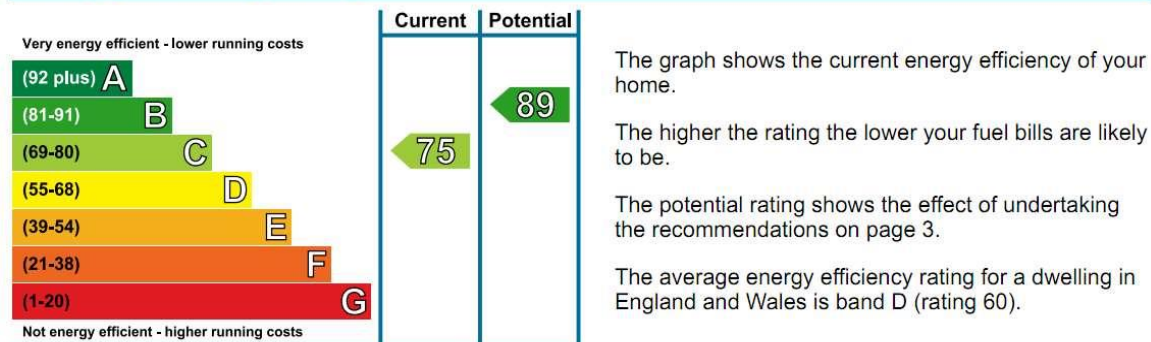
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,343
Over 3 years you could save	£ 456

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 429 over 3 years	£ 213 over 3 years	
Heating	£ 1,539 over 3 years	£ 1,476 over 3 years	
Hot Water	£ 375 over 3 years	£ 198 over 3 years	
Totals	£ 2,343	£ 1,887	

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



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 Low energy lighting for all fixed outlets	£215	£ 174	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 156	✓
3 Solar water heating	£4,000 - £6,000	£ 123	✓

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.