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Tayler & Fletcher



16 Perryfield Court Lansdowne
Bourton-On-The-WaterCheltenham, GL54 2BH
Guide Price £160,000





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A well-appointed first floor one bedroom apartment set in a convenient and central village location just off the village High Street with parking.

LOCATION

Bourton-on-the-Water is one of the larger North Cotswold Villages, with the shallow River Windrush flowing through its centre, spanned by low arch bridges and flanked by wide village greens. It has many family attractions, including Birdland, a Model Village, Motor Museum and Perfumery, and has the benefit of excellent shopping facilities, varied social and sporting activities, good educational facilities and regular bus services. It is some 4 miles from Stow-on-the-Wold, 8 miles from Kingham Station, 16 miles from Cheltenham and 28 miles from Oxford.

DESCRIPTION

Number 16 Perryfield court comprises a well-appointed and spacious first floor apartment in a purpose built development of 18 ground and first floor apartments situated in a very convenient and central position just off the village high street with excellent access to all the village amenities. The apartment enjoys a large principal living room, bespoke fitted kitchen, a large double bedroom with built in wardrobe and a bathroom. The apartment also benefits from a single allocated (not designated) private parking space within the parking area.

Approach

Double glazed front door leads to:

Entrance Lobby

With stairs rising to first floor with wall mounted electricity fuse box to one side. Painted timber door to the:

Living Room

With wide double glazed casement window to rear elevation with timber laminate flooring with Gabarron Eco electric heater.

From the living room, painted timber door interconnecting to the:

Kitchen

With a fully fitted kitchen comprising a range of

modern units, worktop with tiled splash back, Franke sink unit with chrome mixer tap, Bosch electric hob and brushed stainless steel extractor over, a comprehensive range of below work surface cupboards, drawers with space and plumbing for a washing machine and dishwasher. Range of eye level units and three quarter height larder unit, further three quarter height unit with built-in Bosch oven / grill with cupboards above and below with space for a wide fridge freezer to the side. Double glazed casement window to the rear of the property. Continuation of the timber laminate floor.

From the living room, painted timber door to the:

Inner Hall

With access to roof space and painted timber door leading to the airing cupboard housing a foam lagged hot water cylinder and pine slatted shelving. Painted timber door to the:

Bedroom

With double glazed casement window to the front elevation, recessed built-in cupboards with double doors and hanging rail. Gabarron Eco electric heater and continuation of the laminate floor.

From the inner hall, painted timber door to the:

Bathroom

With 'P' shaped bath with curved glazed showed screen, chrome mixer tap with hand set shower attachment and further wall mounted Mira electric shower. Pedestal wash hand basin with chrome mixer tap, low-level W/C, part tiled walls, opaque double glazed casement window to front elevation and glazed fronted medicine cabinet. Continuation of the timber laminate floor.

OUTSIDE

Number 16 Perryfield Court is approached from School Hill leading in turn to the parking and garages for Perryfield Court with one allocated parking space for number 16 (not specifically

designated). Number 16 is set centrally within the courtyard and is approached via a private front door and stairs rising to the first floor. There is also a communal rotary washing line to the rear of the building.

SERVICES

Mains electricity, water and drainage are connected.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX

Council Tax band B. Rate Payable for 2025/ 2026: £1,775.77

TENURE - Leasehold

This property has a 999 year lease which commenced in 2007, leaving 981 years remaining on the lease. Each Flat owns a one eighteenth share of the Freehold and is a member of the Perryfield Court Residents Association Ltd.

MANAGEMENT & SERVICE CHARGE

The current charge is £300.00 per annum, payable six monthly at £150 in January and £150 in June. This charge is subject to change following the AGM and dependent upon works required or planned for the future. This charge includes the maintenance of the parking and communal areas and the exterior of the building. There is a separate charge for the Buildings Insurance of between £160 and £190 per annum, dependent upon the insurance quote, which is due in July.

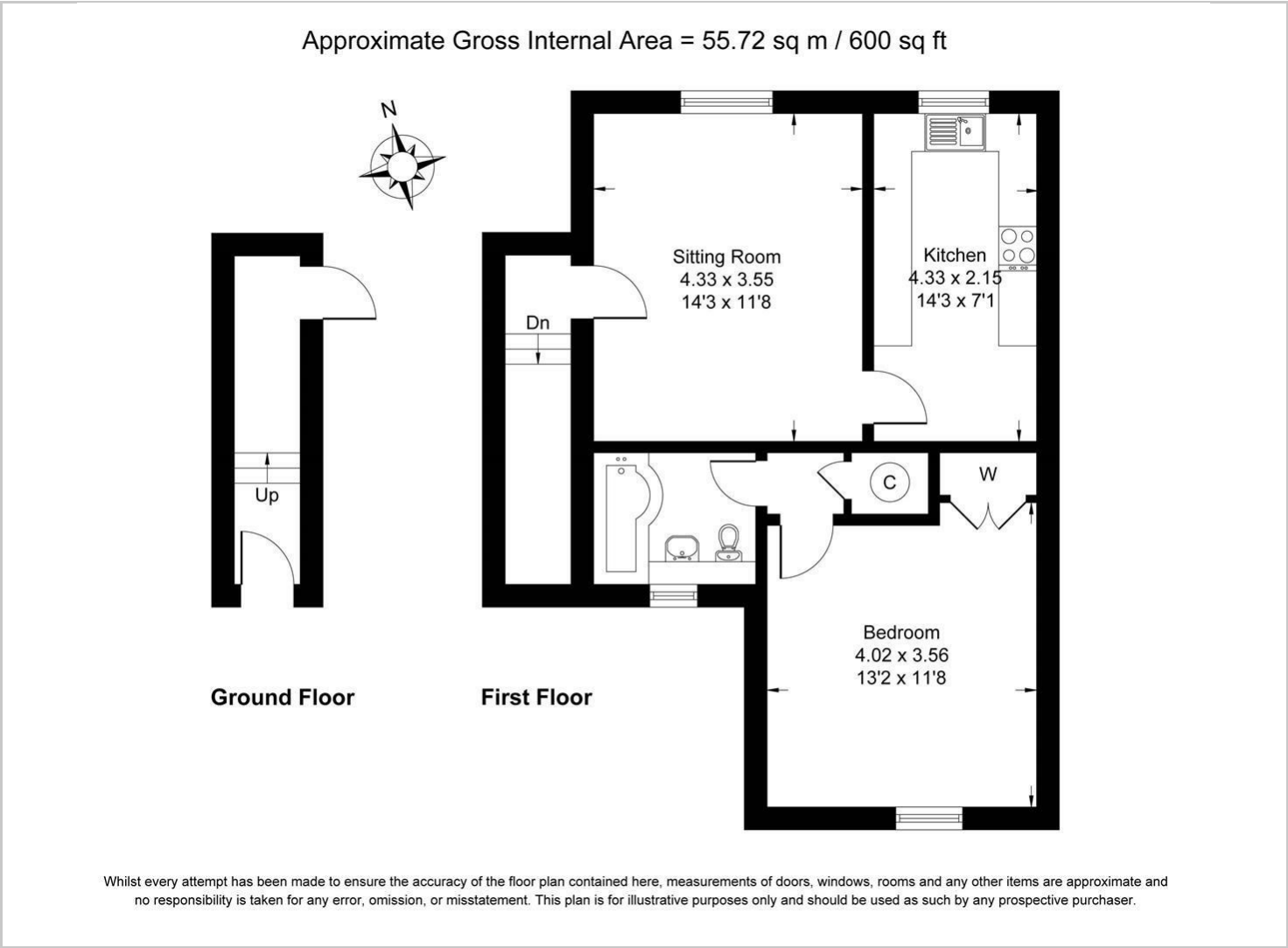
DIRECTIONS

From the Bourton Office turn right onto Lansdowne, continue past the Land Rover garage and the turn right onto School Hill then immediately left into Perryfield Court, where number 16 Perryfield Court entrance can be found on the ground floor in the courtyard to the right hand side.

What3Words: likely.mouths.audio



Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

