

established 200 years

Tayler & Fletcher



2 Perryfield Court, Lansdowne
Bourton-On-The-Water, Cheltenham, GL54 2BH
Guide Price £175,000





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An immaculate, spacious, first floor one bedroom Flat with the benefit of shared garden and a single garage. Just a short walk from the village centre.

LOCATION

2 Perryfield Court is situated in a mature residential area in the heart of the village, a short level walk from the village centre and Budgens supermarket. Bourton provides an excellent range of local facilities including a range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary school. The area's larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the Cotswold Hills which provide outdoor rural leisure pursuits.

DESCRIPTION

Number 2 Perryfield Court comprises a beautifully appointed first floor apartment enjoying a lovely southerly aspect over Lansdowne at the western edge of the famous Bourton-On-The-Water High Street.

The property is beautifully presented and comprises an open plan living room, separate kitchen and small dining area, inner hall, fitted bathroom and a good sized double bedroom. Number 2 also has the benefit of a SINGLE GARAGE.

Approach

Opaque double glazed panelled front door to

Entrance Hall

with coat hooks and stairs with painted timber handrail rising to the first floor landing. Painted timber door to the

Living Room

with wide double glazed south facing casement window to front elevation, raised shelf, wall mounted Rointe electric heater and painted timber door to

Kitchen / Dining Room

with fitted kitchen comprising worktop with single bowl stainless steel sink unit with chrome mixer tap, painted timber splash back, range of built in cupboards and drawers below, space for slimline dishwasher and washing machine, pair of eye level cupboards and display shelving over.

Further matching unit with space and electric cooker point, built in cupboards below, tiled splash back and painted timber cupboards over with brushed stainless steel extractor over cooker.

Three quarter height unit to one side with space for refrigerator and freezer.

Recessed ceiling spotlighting, double glazed casement to front elevation and a Gabarron electric heater. From the living room painted timber door to

Inner Hall

with painted timber door to

Airing cupboard with pine slatted shelving and foam lagged hot water cylinder, access to roof space and painted timber door to

Bathroom

with timber style floor, low level W/C, painted timber panelled bath with chrome taps and Mira electric shower over and glazed shower panel, part tiled walls, insert over wash hand basin with built

in cupboards below, opaque double glazed casement window to rear elevation.

From the inner hall, painted timber door to

Bedroom

with double glazed casement window over looking the courtyard, extensive range of built in wardrobes with hanging rails and shelving.

Further built in wardrobe with painted timber doors with hanging rail and shelving.

OUTSIDE

Number 2 Perryfield court is approached from school hill leading to the parking area and garaging for Perryfield Court and in turn leading to a paved and part gravelled central terrace and in turn leading to the door to number two.

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.

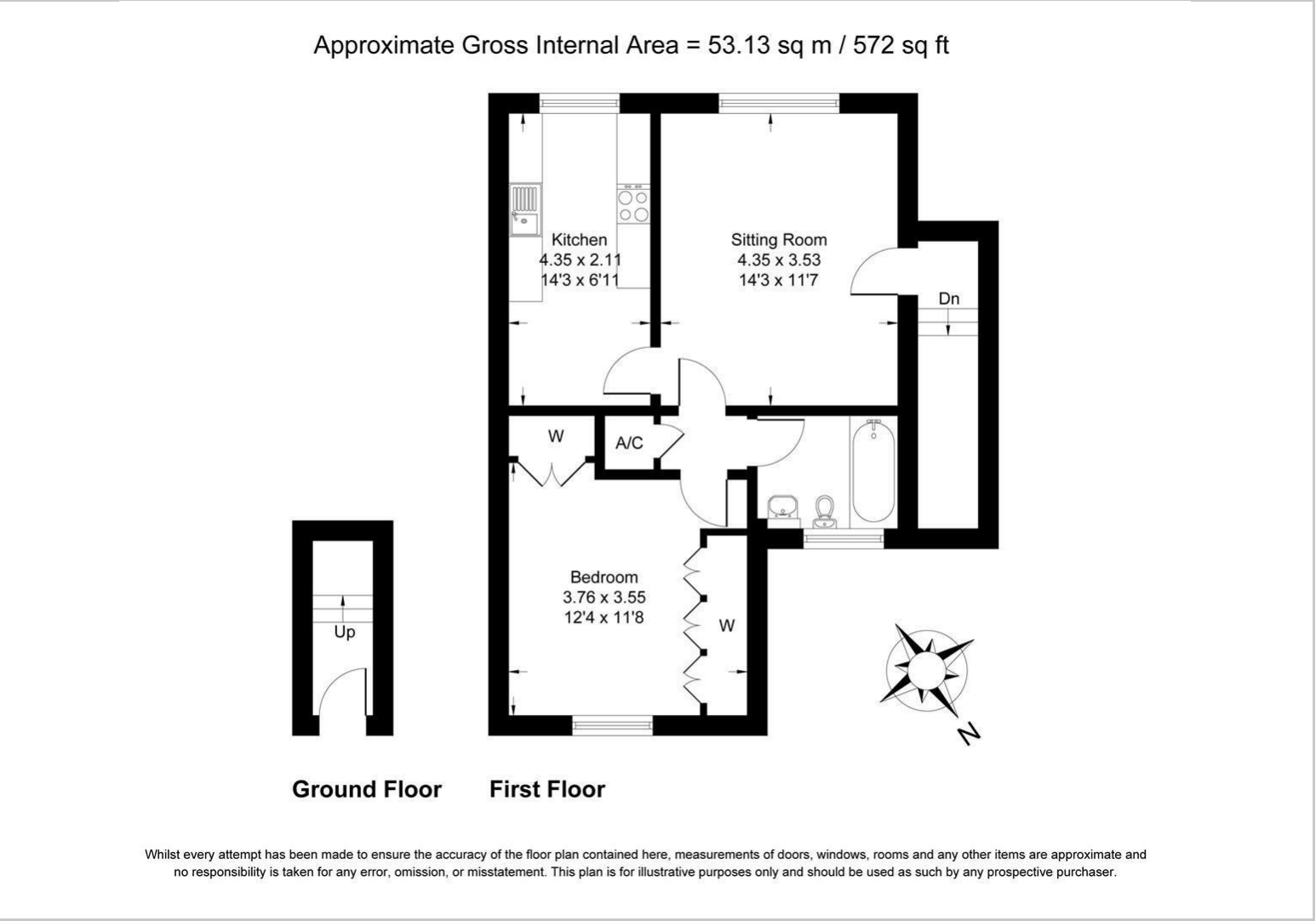
DIRECTIONS

From our Bourton-on-the-Water office, continue out of the village into Landsdowne. Perryfield Court can be found by turning into School Hill and then left into Perryfield Court. Number 2 is accessed from courtyard on the left.

What3Words: making.stall.prepares



Floor Plan



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.

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	