

**cbslade**  
property group

Isis Lakes, Cotswold Water Park, Gloucestershire.

£295,000 Leasehold



## 48 Isis Lakes, South Cerney, Cirencester, Gloucestershire.

### **DIRECTIONS**

Please use the postcode GL7 5LT or call the office at any time for detailed directions from your location.

### **SUMMARY**

Situated in a fantastic position with stunning lake views, is this three bedroom holiday home with parking and private decking. It is located in the heart of this popular, security controlled development in the Cotswold Water Park, with a range of leisure facilities both on site and in the surrounding area.

### **PROPERTY**

The property is accessed via a useful entrance hall with space for coats and shoes and a door that leads through to the living room. As soon as you enter this large, open plan space you can enjoy views across your private decking and over the lake through the double doors and windows. There are stairs leading to the first floor with a storage cupboard below and plenty of space for separate sitting and dining areas. The kitchen has been refitted with a range of storage and built in appliances which include a fridge, freezer, dishwasher, oven, hob, and hood. The ground floor is completed by a useful, updated downstairs shower room with shower, wc, and wash hand basin. The first floor landing provides access to the three good size bedrooms and the bathroom which has been fitted with a suite comprising bath with shower over, wc, and wash hand basin. The master bedroom is a great size room with airing cupboard and a picture window enjoying fabulous views over the lakes. The second and third bedroom are both large enough to accommodate twin or double beds. There is a small void to the side of the property which has not been developed which would make a useful storage area or developed into additional accommodation if needed.

### **GARDENS**

The property enjoys an enviable position with a south westerly facing private deck offering picturesque views over the lake. To the front is an area of parking, and leisure facilities including communal gardens

and lakes, tennis courts, boules pitch, volleyball court and children's play area. There is a wider array of leisure facilities throughout the Waterpark.

### **LOCATION**

Isis Lakes forms part of the Watermark which is a security controlled development with a full range of leisure facilities including water-skiing, boating, fishing, walking or relaxing at Cotswold Country Park and Beach. There are some superb restaurants and pubs within easy reach whilst the larger towns of Bristol, Cheltenham, Cirencester, Oxford and Swindon are all under an hours drive away. The nearby A417/9 provides easy access to the M4 and M5 motorways and the nearby village of Kemble provides a direct train service to London Paddington.

### **VIEWING**

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### **MORTGAGE**

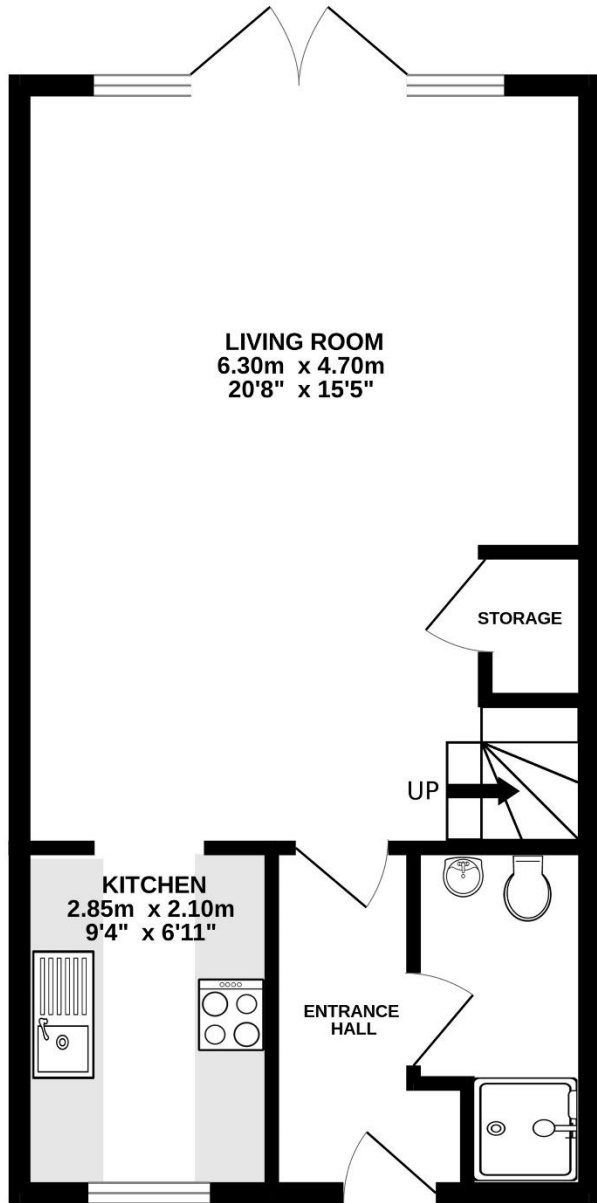
We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### **AGENTS NOTE**

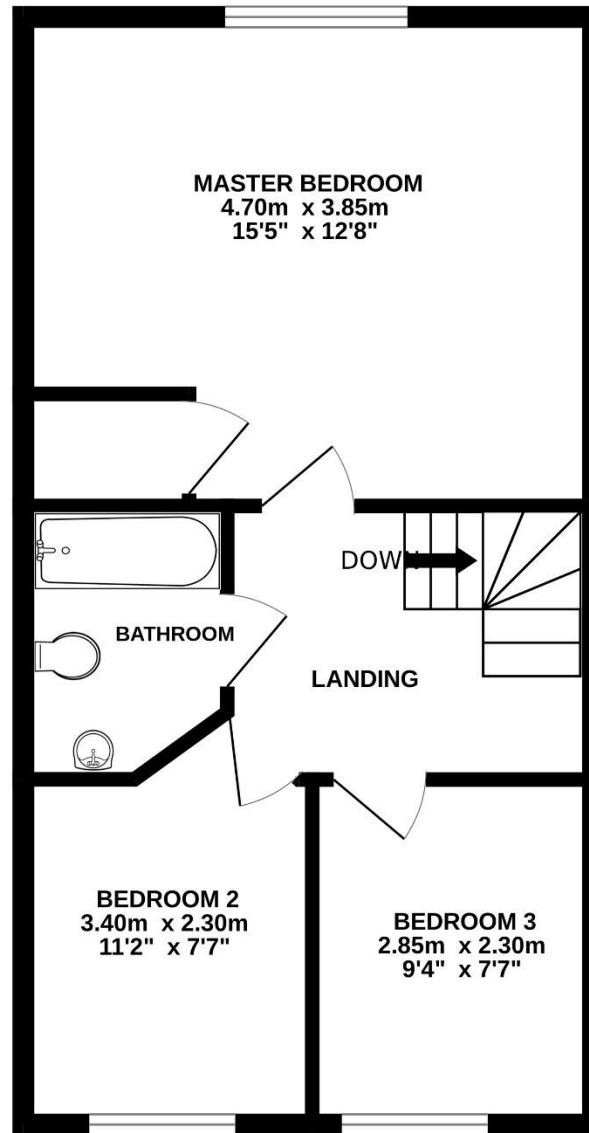
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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