



16 WINDRUSH LAKE

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5TJ

A FABULOUS THREE BEDROOM END TERRACE HOLIDAY HOME ON WINDRUSH LAKE WITH COMPOSITE DECKING TO THE LAKESIDE AND FRONT OF THE LODGE, GLASS PANELS AND BALUSTRADES.

£375,000 (UN-FURNISHED - LEASEHOLD)

- **END OF TERRACE WITH COMPOSITE DECKING AND DARK GLASS PANELS**
- **THREE BEDROOM, MASTER ENSUITE, FAMILY BATHROOM**
- **READY TO HOLIDAY LET**
- **BEAUTIFUL LAKE VIEWS**

living/dining room 19' 2" x 16' 5" (5.84m x 5.00m)

With French doors leading to a private deck overlooking Windrush Lake.

Kitchen 9' 11" x 7' 11" (3.02m x 2.41m)

Fully fitted kitchen with integrated appliances, including gas hob, extractor, fridge, freezer, dishwasher and washer dryer.

Master bedroom 11' 3" x 11' 3" (3.43m x 3.43m)

With walk-in dressing room, en-suite shower and views over the lake.

Bedroom 2 10' 1" x 8' 11" (3.07m x 2.72m)

Double room

Bedroom 3 10' 1" x 7' 11" (3.07m x 2.41m)**Family Bathroom**

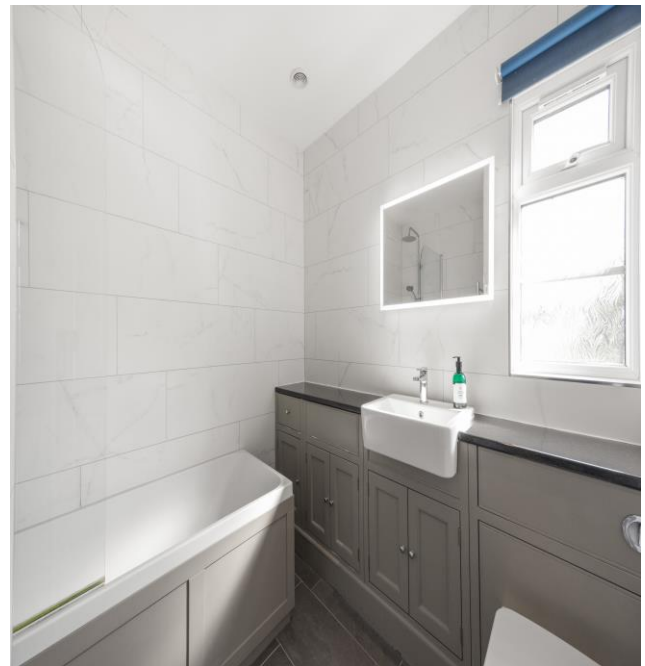
Comprising of bath with shower over, WC, wash hand basin and vanity unit.

Outside

Composite decking and storage shed. Lake views, parking to the front of the property and communal gardens throughout the rest of the resort. Tennis, fishing, paddle boarding, canoeing, boules & children's play area on site.

Services & Management

Mains water, gas and electricity. 973 years remaining on lease - Ground Rent = £2906.38, Service Charge = £3672.92 both inclusive of VAT. This includes 24 hour security, landscaping, tennis courts, corporate golf at Wrag Barn and use of gym and spa.



Cotswolds Lakes & Escapes, Summer Lake, South Cerney,
Cirencester, Gloucestershire. GL7 5LW
Tel: 01285 869031

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SERVICE CHARGES

The Peninsula, The Landings, (four nominated members per lodge).

Isis lakes & Windrush Lakes (two nominated members per lodge).

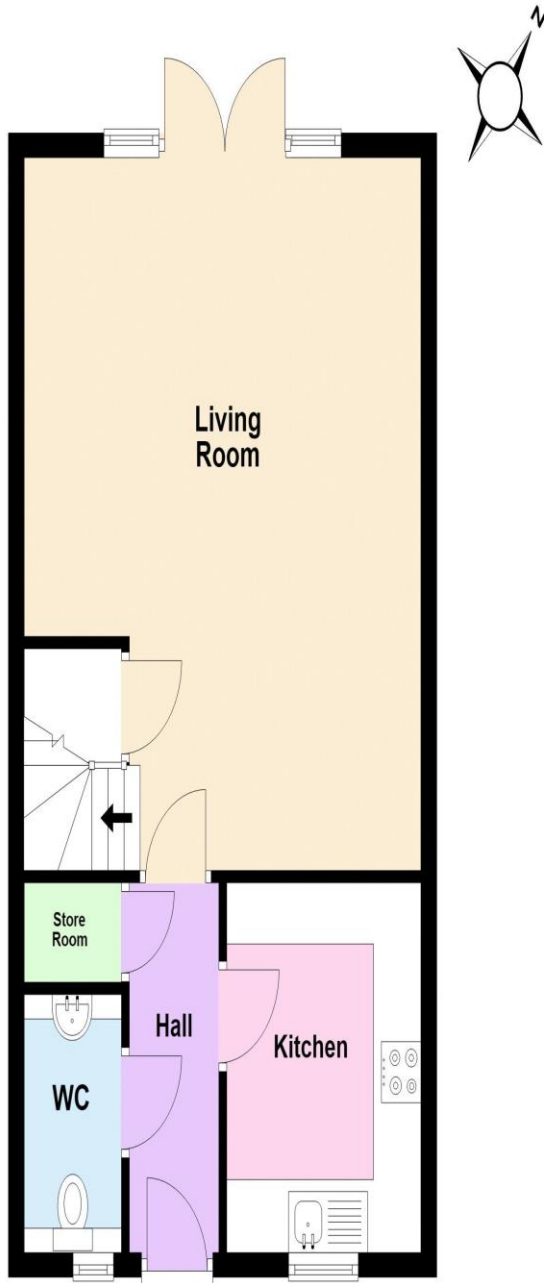
Spring Lake owners have the option to join The Watermark Club.

This includes:

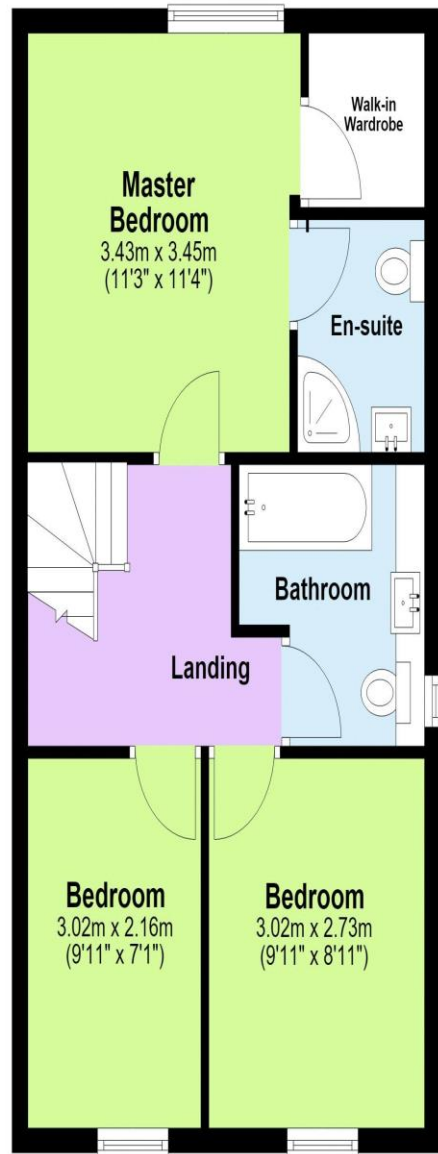
- 24 hour security
- Refuse collection
- Pest control
- Sewage system
- Accounting costs
- Professional fees
- Grounds maintenance
- Misc repairs & equipment replacement
- Lake maintenance
- Managing agents' fees
- Site manager costs
- Groundsmen's wages
- Site lighting

Owners on all the Watermark Lakes (except Spring Lakes, who can opt to join) enjoy membership to the Lakeside Club via the service charge. These memberships are not transferable and apply to the nominees only. Ask Sales representative for details.

Ground Floor



First Floor



Total area: approx. 89.8 sq. metres (966.8 sq. feet)

Energy Performance Certificate

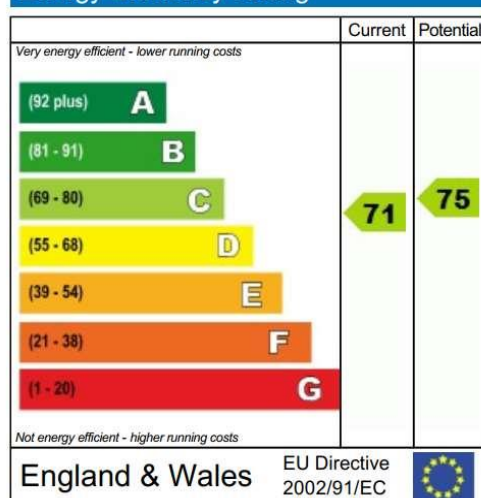


16 Windrush Lake The Watermark
Spine Road
South Cerney
CIRENCESTER
GL7 5TJ

Dwelling type: End-terrace house
Date of assessment: 29 June 2011
Date of certificate: 04 July 2011
Reference number: 2818-8034-6286-8589-1920
Type of assessment: RdSAP, existing dwelling
Total floor area: 91 m²

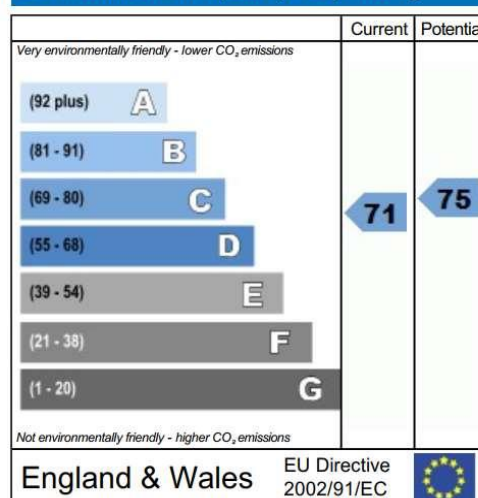
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	169 kWh/m ² per year	143 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	2.5 tonnes per year
Lighting	£99 per year	£49 per year
Heating	£441 per year	£416 per year
Hot water	£97 per year	£85 per year

You could save up to £86 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.