

established 200 years

# Tayler & Fletcher



20 Willoughby Place, Station Road  
Bourton-On-The-Water, Cheltenham, GL54 2FF  
Guide Price £285,000



# 20 Willoughby Place, Station Road

Bourton-On-The-Water, Cheltenham, GL54 2FF

A well presented second floor apartment with balcony, master en suite and allocated parking space, set within this Impressive development of 20 retirement apartments close to the village centre.

## LOCATION

20 Willoughby Place is situated in a mature residential area in the heart of the village, a short 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

A beautifully appointed and substantial second floor apartment enjoying a lovely aspect to the South with balcony, open-plan living space, fully fitted kitchen, large principal bedroom with en suite bathroom, a further second bedroom and separate shower room and use of all the facilities and amenities of Willoughby Place and occupying a superb central position close to all the village amenities and facilities.

## Approach

From Station Road, a paved footpath leads through the beautifully maintained front gardens to the covered main entrance to the front of the building with intercom system. Upon entering the building through the main door take the lift to the second floor where number 20 will be found at the end of the corridor with solid timber front door to:

## Entrance Hall

With a pair of timber doors to:

## Utility Room

Housing the Gledhill Pulsar coil Eco hot water and central heating system with space and plumbing for washing machine/drier, electricity fuse box and storage.

From the hall, timber door to:

## Shower Room

With tiled floor with a matching suite comprising deep walk-in shower with glazed door and chrome fittings, low-level WC with built-in cistern and in-set wash hand basin with chrome mixer tap, part tiled walls and floor. Chrome heated towel rail.

From the hall, decorative glazed timber door to the:

## Principal Living Room

Comprising seating and dining areas, the seating area with decorative fireplace with coal effect fire, lightwell and rooflight over. Dining area with double glazed French doors leading out to a balcony with dwarf wall and railing.

From the dining area, decorative glazed timber door to:

## Kitchen

With a fully fitted kitchen with worktop with matching upstands and four ring Neff hob with brushed stainless steel Neff extractor over, stainless steel sink unit with chrome mixer tap, Three quarter height unit to one side with built-in Neff oven and microwave. Further unit to side housing the fridge and freezer, a comprehensive range of below worksurface cupboards and drawers, a range of eye-level cupboards. Double glazed casement window overlooking the side of the property. Tiled floor and bespoke lighting.

From the hall, to the far end, a solid timber door to the:

## Master Bedroom Suite

With wide double glazed casement window to side elevation, solid timber door to:

## En Suite Bathroom

With a matching suite comprising panelled bath with chrome mixer tap, separate wall mounted shower with chrome fittings and handrail and a glazed folding door, low-level WC with built-in cistern and in-set wash hand basin with chrome mixer tap, built-in cupboards below and tiled floor.

From the bedroom, solid timber door to:

## Walk-in Wardrobe

With built-in shelving and hanging rails.

From the hall, solid timber door to:

## Bedroom 2

With double glazed casement window to the side elevation.

## Home Owners Lounge

Set in the heart of the building is the communal lounge with tea and coffee available for all homeowners.

## Landscaped Patio Area

Accessed off the communal lounge is a communal external seating area.





Home Owners Lounge



Home Owners Lounge



#### **Guest Suite**

The guest suite is available to book in advance and offers two double beds and an en suite bathroom for a modest charge (£25 per night at current time).

#### **Buggy Charging Point**

There is a room for charging and storing mobility buggies within the building. Further details can be obtained from the Site Manager.

#### **Heating and Connectivity**

The property benefits from double glazing, insulation and electric underfloor heating throughout and is designed to be incredibly energy efficient. There are also telephone, TV and Sky connection points fitted within the apartment and it is possible to have a broadband connection installed for ultimate connectivity. You would need to make your own investigations and arrangements to have these facilities connected with the relevant supplier and accounts set up in your own name.

#### **Security**

Each apartment is fitted with secure, lockable doors and windows as well as a door entry system linked to your TV, so you can see who's there before letting anyone in. All of the apartments include an intruder alarm. A smoke detector and a 24 hour emergency call system operated via a pendant gives you the peace of mind that help is never far away wherever you are in your apartment.

#### **Development Manager**

There is a Development Manager employed by McCarthy and Stone who is regularly on site and available to assist with any issues or queries. There is also a 24 hour emergency call team.

#### **OUTSIDE**

Willoughby Place is set back off the Station Road with pedestrian access to the front. Set to the side is a vehicular access with electrically operated gates leading to the parking area, with a space allocated specifically to No.20. There is also a visitors space. There are communal gardens around the property.

#### **SERVICES**

Mains Electricity, Water and Drainage are connected. Electric underfloor heating.

#### **LOCAL AUTHORITY**

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

#### **COUNCIL TAX**

Council Tax band E. Rate Payable for 2025/ 2026: £2,790.51

#### **TENURE - Leasehold**

This property has a 999 year lease which commenced in 2016, leaving 990 years remaining on the lease.

#### **GROUND RENT**

There is an Annual Ground Rent of £495.00 (as per information provided October 2024).

#### **SERVICE CHARGE**

There is an annual service charge based on the Development service charge for the 12 months currently ending 30th June 2026. The individual service charge for Apartment 20 is £471.68 per calendar month. The service charge covers the costs of running the development for the forthcoming year including the Development Manager, communal services, repairs and maintenance, professional services and contingency fund. There is also online access to the development budget to allow you and your family and friends to have access at any time and to save on printing hard copies.

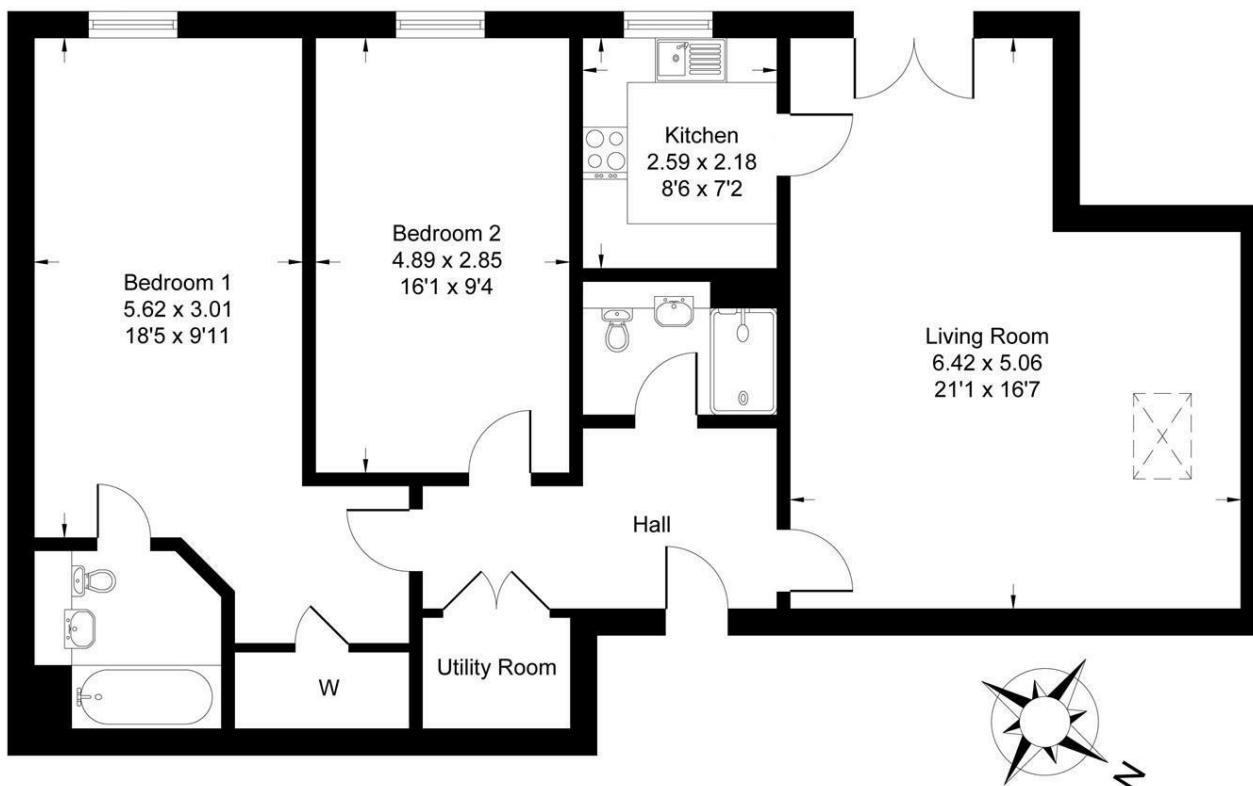
#### **DIRECTIONS**

From the Tayler & Fletcher office proceed down the High Street, passing the village green and river. At the junction with Station Road turn left and Willoughby Place will be found shortly on the right hand side. The driveway is just beyond the property with electric gated access to the private parking area for Willoughby Place.

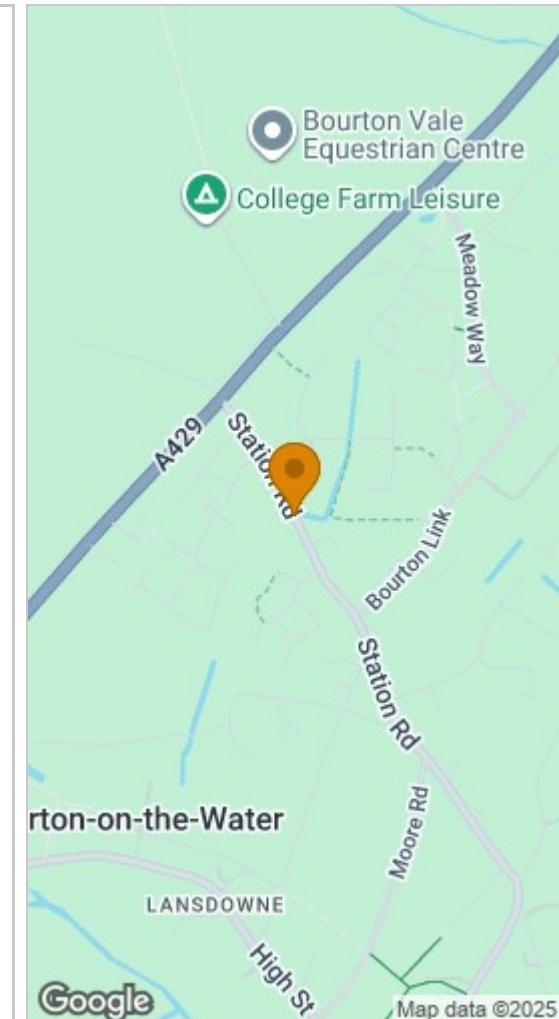
## Floor Plan

## Area Map

Approximate Gross Internal Area = 90.52 sq m / 974 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			