

established 200 years

Tayler & Fletcher



5 Broadlands Court, Bourton on the Water GL54 2BW

Guide Price £197,500

NO ONWARD CHAIN. A beautifully appointed first floor 2 bedroom apartment occupying a convenient and central location a short walk from the village centre, situated in a popular development for the over 55's.

taylorandfletcher.co.uk

LOCATION

Often referred to as the "Venice of the Cotswolds," Bourton-on-the-Water is one of the region's most picturesque villages, known for its low stone bridges and tranquil river setting. The village offers an idyllic lifestyle with a vibrant community atmosphere, a wide range of amenities including a Primary School, independent shops, cafés, traditional pubs, supermarkets, restaurants, churches, a leisure centre, and the highly regarded local Secondary School, The Cotswold Academy. Surrounded by stunning countryside, it is ideal for those who enjoy walking and outdoor pursuits. Bourton enjoys excellent transport connections, with regular local bus services and mainline rail links to London Paddington from nearby Kingham Station (approximately 8 miles). Its central Cotswold location provides easy access to Cheltenham, Cirencester, and Oxford, making it a desirable base for both commuters and those seeking a peaceful rural lifestyle.

DESCRIPTION

Apartment 5 Broadlands Court comprises a beautifully presented first floor apartment with a lovely aspect to the front and rear with flexible accommodation comprising a living room, fitted kitchen, double bedroom and single bedroom and shower room. The property also has parking for one car and is set conveniently close to the centre of the village.

Approach

From the parking area, communal shared entrance with part double glazed uPVC front door to:

Entrance Hall

With mat well, stairs rising to first floor with hand rail and stair lift.

From the first floor, solid painted timber front door to:

Hall

With access to roof space, wall mounted fuse box and painted timber door to utility cupboard with space for condensing tumble drier and with built-in shelving. Separate painted timber door to airing cupboard with foam lagged hot water cylinder and pine slatted shelving.

From the hall, painted timber door through to:



Kitchen

With fitted kitchen comprising worktop with tiled splash back and one and a half bowl stainless steel sink unit with chrome mixer tap. Four ring halogen hob with glazed splash back and brushed stainless steel extractor over. Range of below work surface cupboards and drawers, space and plumbing for washing machine and space and plumbing for slimline dishwasher. Three quarter height recess for freestanding fridge freezer with cupboard above. Eye level cupboards and recess for microwave with cupboard over. Double glazed casement window overlooking the front of the property.

From the hall, doorway through to the:

Living Room

With wide double glazed casement window to rear elevation, faux fireplace with decorative inner surround and electric point for electric fire.

From the landing, painted timber door to:



Bedroom One

With comprehensive range of built-in wardrobe cupboards, wide double glazed casement window with lovely views to the South East towards Clapton..

From the hall, painted timber door to:



Shower Room

With deep walk-in shower with chrome fittings, oval inset wash hand basin with built-in cupboards below and chrome mixer tap. Low level WC, shaving point and opaque double glazed casement window to side elevation. Vertical heated towel rail.

From the hall, painted timber door to:



Bedroom Two

With double glazed casement window to front elevation.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

TENURE- LEASEHOLD

Broadlands Court is Long Leasehold (999 years from 24th June 1987). Service charge for the period 1 Jan 2026 - 31 Dec 2026 £2,317.80, circa £193.15 p/month.



LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax band C. Rate Payable for 2026/ 2027: £2,140.31.

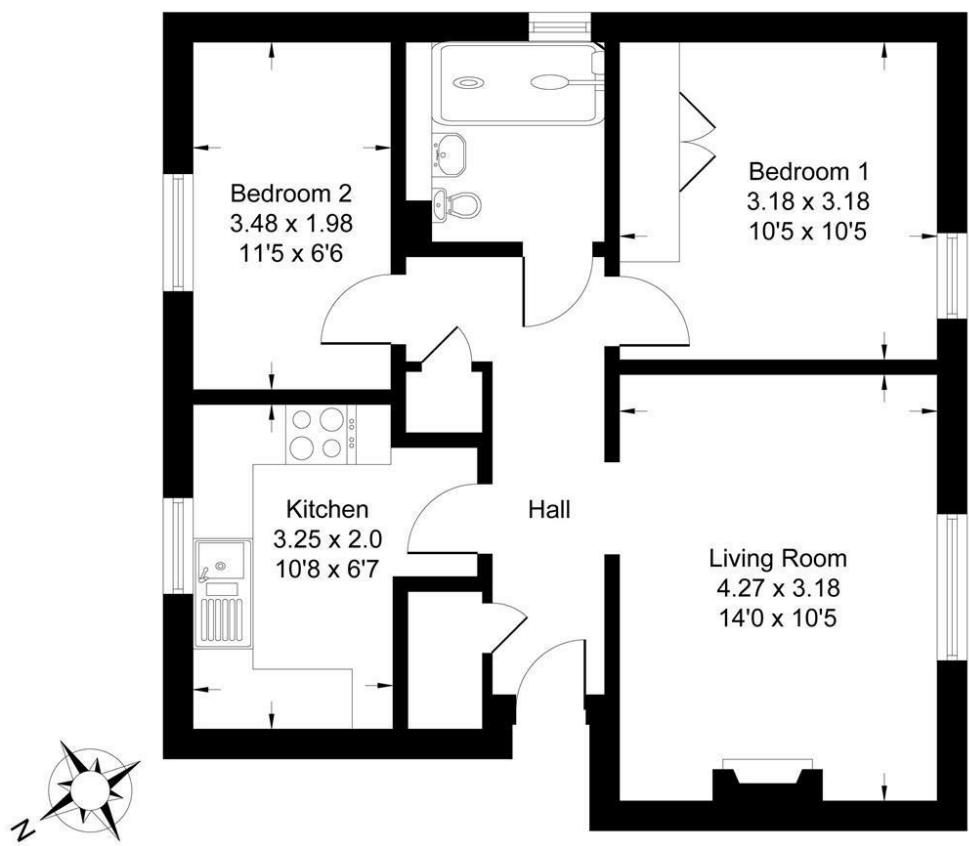


DIRECTIONS

From the Bourton office of Tayler & Fletcher proceed down the High Street and take the right hand turn over the second bridge in to Victoria Street. Proceed past the entrance to Chardwar Gardens and take the next left in to Clapton Row. Pass Gasworks Lane and take the next right hand turn in to Broadlands Court.

Floor Plan

Approximate Gross Internal Area = 52.1 sq m / 561 sq ft

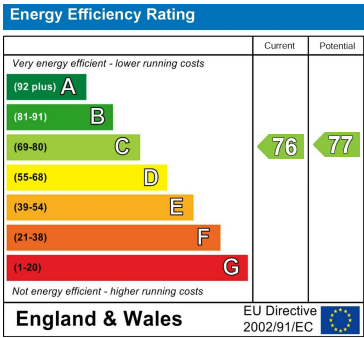


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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.