



94 WINDRUSH LAKE

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5TJ

FOUR BEDROOM END OF TERRACE HOLIDAY HOME AT WINDRUSH LAKE, SITUATED IN THE SOUGHT AFTER WATERMARK RESORT WITHIN THE COTSWOLD LAKES.

£450,000 (UN-FURNISHED - LEASEHOLD)

- **FOUR BEDROOMED END TERRACE HOLIDAY HOME**
- **EXTENDED PRIVATE DECK - GREAT FISHING**
- **STUNNING LAKE VIEWS**
- **24 HOUR GATED SECURITY**

ENTRANCE HALL

Large double storage cupboard and cloakroom with WC and wash hand basin. Tiled flooring.

LARGE OPEN PLAN LIVING/DINING ROOM 24' 4" x 18' 2" (7.42m x 5.54m)

With laminate flooring throughout and UPVC French doors leading to the deck with gorgeous views of Windrush Lake. Understairs cupboard.

KITCHEN 11' x 7' 11" (3.35m x 2.41m)

Fully fitted kitchen with range of integrated appliances including fridge/freezer, oven with gas hob, washing machine, dishwasher and recessed down-lighters. Tiled flooring.

Stairs to:-

MASTER BEDROOM 13' 4" x 10' 6" (4.06m x 3.2m)

With large walk-in wardrobe and French windows with views over the lake. En-suite with shower, WC and wash hand basin.

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

Double bedroom

BEDROOM 3 10' 1" x 7' 3" (3.07m x 2.21m)

double bed room.

BEDROOM 4 9' 8" x 7' 6" (2.95m x 2.29m)

Double room.

FAMILY BATHROOM

Family bathroom with bath (shower above) WC and wash hand basin.

OUTSIDE

A generous composite deck to the front and extended to the side of the property with new UPVC and glass balustrades. Private parking to the front of the property and communal gardens & landscaping including tennis courts and pavilion. Boules area, children's play area and football nets.

SERVICES

Mains water, electricity and gas. Sky TV and BT phone line - subject to usual connection charges.

MANAGEMENT

This luxurious New England style country retreat is subject to an annual management charge (£3,672.92 incl.VAT) & Ground Rent - (£2,906.38 Incl.VAT) which includes gated security, gardens & landscaping, sporting and leisure pursuits such as health club, golf, fishing, tennis and sailing.



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

E-mail: mark@cotswoldlakesandescapes.co.uk

www.cotswoldlakesandescapes.co.uk

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.

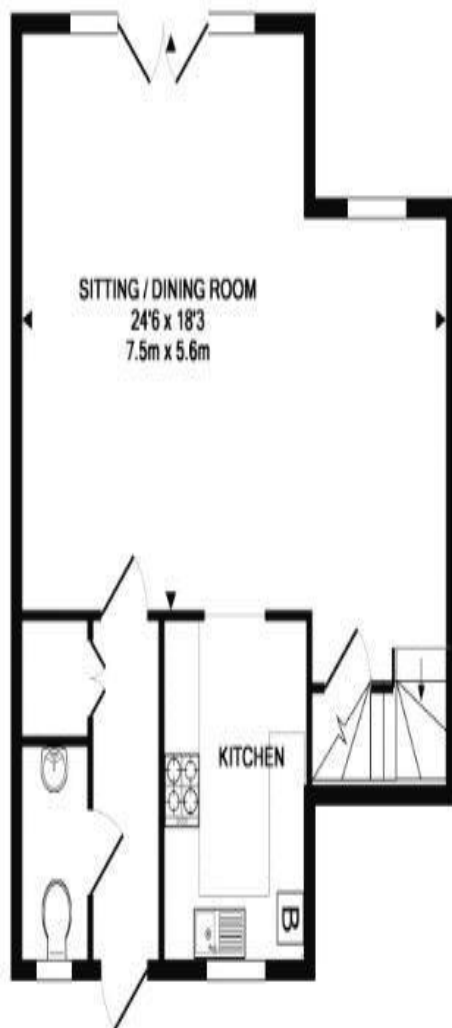
This includes:

- 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

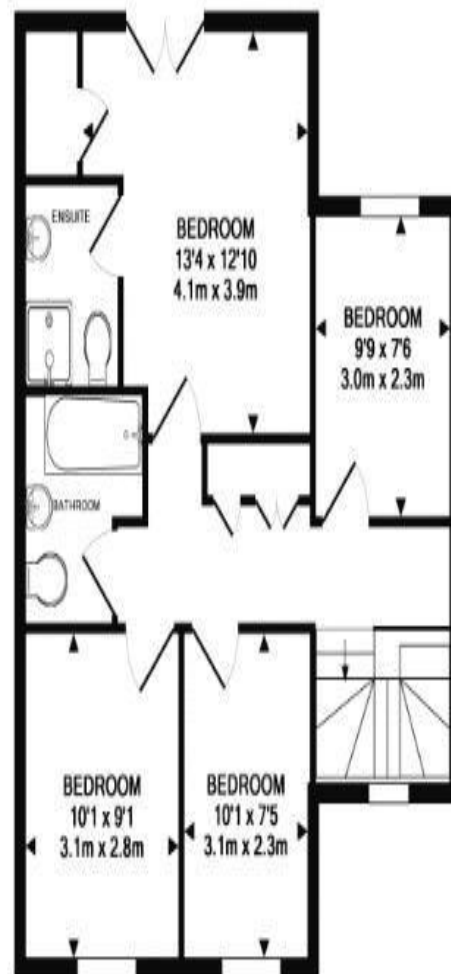
Owners on all the Watermark Lakes (except Spring Lakes, who can opt to join) enjoy membership to the Lakeside Club via the service charge. These memberships are not transferable and apply to the nominees only. Ask Sales representative for details.

14 WINDRUSH LAKE - WATERMARK P2 - 0315
TOTAL APPROX. FLOOR AREA 1249 SQ.FT. (116.1 SQ.M.)

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 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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GROUND FLOOR
APPROX. FLOOR
AREA 625 SQ. FT.
(58.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 625 SQ. FT.
(58.0 SQ.M.)

Energy Performance Certificate

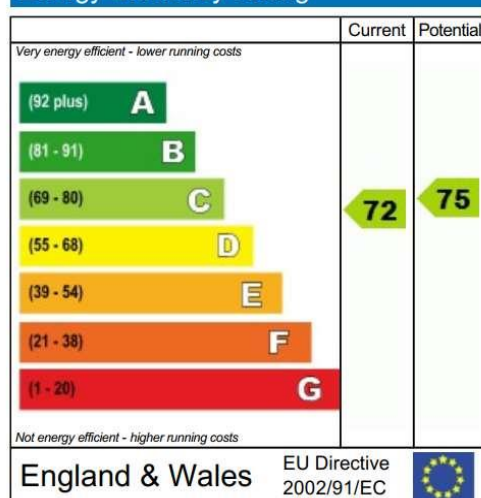


94 Windrush Lake
The Watermark
Spine Road, South Cerney
CIRENCESTER
GL7 5TJ

Dwelling type: End-terrace house
Date of assessment: 29 June 2011
Date of certificate: 30 June 2011
Reference number: 8701-5018-3829-7426-8693
Type of assessment: RdSAP, existing dwelling
Total floor area: 117 m²

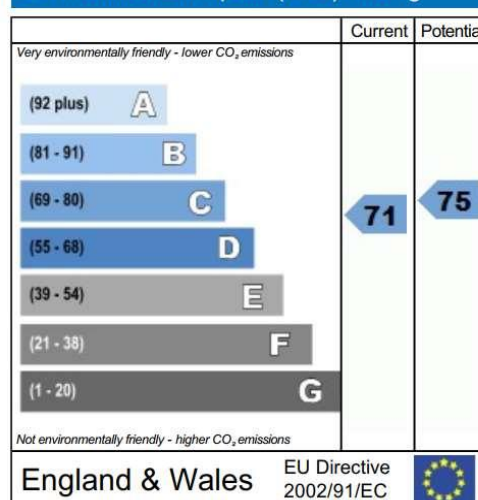
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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	159 kWh/m ² per year	136 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	3.1 tonnes per year
Lighting	£104 per year	£58 per year
Heating	£535 per year	£500 per year
Hot water	£100 per year	£89 per year

You could save up to £94 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.