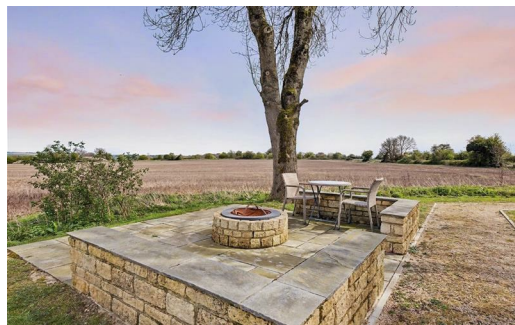


established 200 years

# Tayler & Fletcher



11 Riverview Windrush Heights, Windrush, Nr Burford OX18 4DL

**£1,200 Per Month**

AVAILABLE 1ST JUNE 2026

*Furnished or Unfurnished. A luxury one bedroom leasehold ground floor apartment, finished to a high specification with designated parking located just four miles from Burford.*

**Deposit £1,384**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## LOCATION

LET AGREED

Flat 7 Riverview is situated on the Windrush Heights development located just four miles from the well known medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Burford is within the Cotswolds Area of Outstanding Natural Beauty and the Burford Conservation Area. Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store, library and doctor's surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses. Meanwhile, the villages of Windrush (0.5 mile) and Sherborne (2 miles) are within easy walking distance.

Windrush Heights is located near to the popular Daylesford Organic Farmshop (10 miles), Estelle Manor (11 miles) and Soho Farmhouse (17 miles).

From Burford, the area's larger commercial centres of Cheltenham (22 miles), Cirencester (19 miles) and Oxford (19 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (8 miles), Kemble (22 miles) and Kingham (8 miles) and a comprehensive local bus network.

## DESCRIPTION

LET AGREED

Flat 7 Riverview is a light and well presented ground floor apartment that is situated within the Windrush Heights development.

The property is accessed via a ground floor communal hallway and comprises an entrance hall, sitting room - kitchen, bedroom and bathroom. There is a parking area with a designated parking space. There is also ample visitor parking located close to the Riverview building.

There is underfloor heating throughout the property.

Separate side door entrance with video recognition system entry.

The property was built in 2021 and comes with an NHBC that is valid until 2031.

## Approach

Paved pathway. Timber framed front door with double glazed insert panels providing access to the building. Communal hallway. Timber framed front door to:

## Entrance Hall

Amtico flooring. Timber framed doors to storage cupboard. Timber framed door to:

## Sitting Room - Kitchen

Fitted kitchen with 1½ bowl sink unit with tiled splashback and range of wall mounted cupboards and drawers below. Bosch electric oven and grill. Bosch four ring electric hob with extractor above. Refrigerator and freezer. Dishwasher. Timber framed doors to storage cupboard housing the central heating boiler. Amtico flooring. Recessed ceiling spotlighting. Double glazed windows to the front and side elevations. From the entrance hall, timber framed door to:



## Bedroom

Built-in wardrobes. Double glazed windows to the front elevation. From the entrance hall, timber framed door to:



## Bathroom

Low level WC with concealed cistern, wash hand basin with mixer tap, tiled splashback and drawers below. Panelled bath with overhead rain effect shower and shower attachment. Part tiled walls. Chrome heated towel rail. Tiled flooring. Recessed ceiling spotlighting.



## Outside

Flat 7 Riverview has access to a communal parking area with a designated parking space outside the property. There is a secure bin storage area located across the car park. A notable feature of the Windrush Heights development are the far reaching views across the adjacent fields towards the Windrush Valley beyond. The Country Kiwi is a café located on the development.



## SERVICES

Mains electricity, water and drainage.  
Bulk LPG heating and hot water.  
Broadband available.

## LOCAL AUTHORITY / COUNCIL TAX

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Telephone: 01285 623000 / Band 'B' Rate payable for 2025 / 2026 £1763.98

## ADDITIONAL INFORMATION

Flat 7 Riverview is a leasehold apartment - 999 years  
Annual Service Charge -  
£1722 (£861 payable every 6 months)

## Holding Fee

A holding deposit of one week's rent (£276.00) is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent.

Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed).

## Security Deposit

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1384.00 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

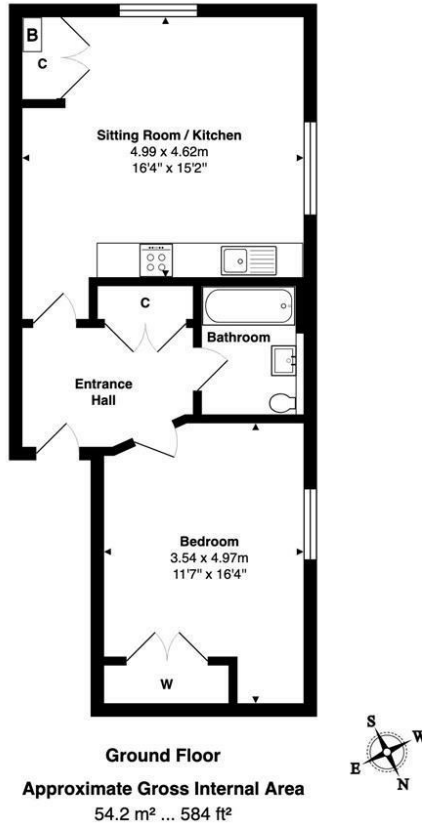
## Agents Notes

Please note Tayler & Fletcher will not be managing this property.

Photos taken in 2026

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

# Floor Plan

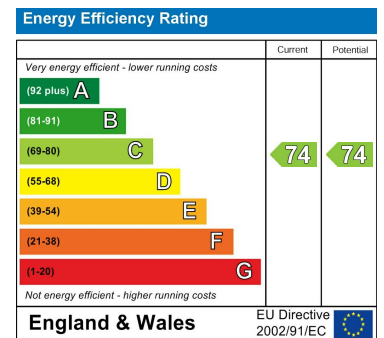


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.