



Flat 9 Riveview | Windrush
Price £375,000


DISTINCT
Property Consultants

STUNNING VIEWS OVER THE COTSWOLDS ARE A KEY FEATURE OF THIS SELECT NEW DEVELOPMENT NEAR BURFORD. This is a first-floor apartment with two double bedrooms, one with en suite bathroom. It would make an ideal weekend/holiday home or a liberating escape to the countryside.

EPC rating C.

- 2 bedrooms, 2 bathrooms, 2 reception rooms
- Stylish shaker style country kitchen
- High speed broadband & CAT 5 data cabling
- Chrome towel rail
- Gas fired central heating
- High performance double & triple glazed windows
- Contemporary style internal doors
- Quality 80/20 carpets in bedrooms with quality underlay
- Off street parking spaces
- 10 year structural CML compliant warranty

An audio-visual entry system and a lift make it easy to greet and monitor visitors. There is gas-fired underfloor heating and double glazing throughout.

The entrance hallway leads through to the Shaker-style country kitchen which is fully fitted with integrated fridge/freezer, washer/dryer, fan-assisted oven, microwave and four-ring induction hob, with stainless steel extractor hood. There is under-cupboard LED lighting and a Quartz stone worktop. The kitchen is open plan with the dining area and leads through to the living room.

On the other side of the hallway are the two bedrooms and a shower room with toilet and washbasin. The main bedroom has an en suite with bath. There are stainless steel heated towel rails in both the shower room and the en suite bathroom.

The apartment is finished to a high quality throughout. High-speed broadband in the building is provided by Gigaclear.



Situation & Property Information

No Chain

Leasehold

10 year structural CML compliant warranty

Long lease 999 years from 2020

Ground Rent £0 (peppercorn)

Service charges: £1,183.38 per annum (year 2024)

EPC rating C

Council tax band C - Cotswold District Council

OUTSIDE:

The development has attractive landscaping, 2 private allocated parking spaces and ample parking for guests.

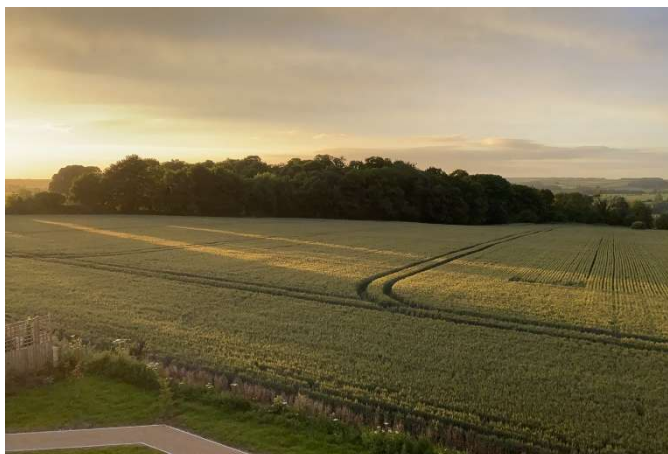
NEIGHBOURHOOD:

A particularly welcome feature is the Cotswold Outpost. This is a delightful bistro-deli specialising in high-quality home-produced food where the provenance of all the ingredients is known to the owners. It serves as a hub for the community to meet and for residents to enjoy refreshments or a meal — as well as being a convenient place to buy quality ingredients to cook at home.

LOCATION:

Little Windrush is just off the A40 between Burford and the A429 Fosse Way, close to the village of Windrush. There are a number of small towns in the vicinity with a good range of shops, supermarkets, pubs, restaurants and other amenities, including Burford (4.5 miles), Northleach (8 miles), Bourton-on-the-Water (9.8 miles), Stow-on-the-Wold (10.3 miles) and Witney (11.5 miles). A little further away are the larger centres of Cheltenham (18 miles) and Oxford (23 miles), both of which are excellent for shopping, entertainment and culture.

This area is packed with attractions of all sorts, including outdoor activities, sports, festival venues and heritage sites; for instance, the Cotswold Wildlife Park (7 miles); Chedworth National Trust Roman villa (10 miles); Daylesford Organic (12.8 miles); Longborough Festival



Opera (12.8 miles); Bourton House Garden and Batsford Arboretum (16 miles); Sudeley Castle (16 miles); and Blenheim Palace (21.7 miles).

There are two railway stations that can be reached in about 20 minutes by car: Kingham (12 miles) and Charlbury (13 miles). The train services run south-east to Oxford, Reading and London; and north-west to Worcester and Hereford.

Agent's Disclaimer

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible; however, your legal representative is legally responsible for ensuring any purchase agreement fully protects your interests. Please inform us if you become aware of any information being inaccurate. Images are provided for illustration - property is being sold unfurnished.

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the responsibility of prospective purchasers to check the working condition of these items.

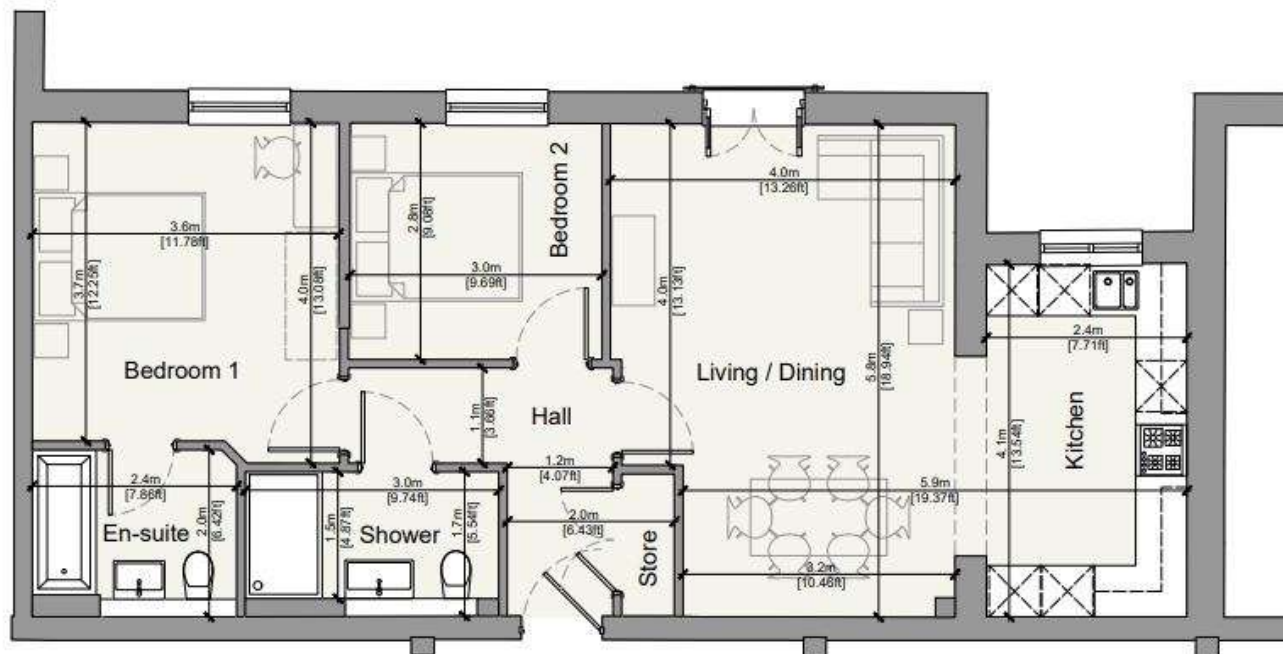
To comply with anti-money-laundering regulations, buyers will be asked to provide proof of ID and proof of address, as well as proof of funds.

Distinct Property Consultants also offer a Lettings and Property Management Service. If you are considering renting your property, are looking at buy-to-let, or would like a free review of your current portfolio, then please call us on the number shown above. We are accredited by the UK's leading professional body Propertymark ARLA/NAEA.

Viewings

Strictly by appointment only.





GIA = 73.7m² [793.45ft²]

Plot 12 (Flat 9) - Brochure Plan

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		91
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01608 695252

<https://www.distinctpropertyconsultants.co.uk>

Unit 1, London Road, Little Compton, Moreton
 In Marsh, Gloucestershire, GL56 0FR
 Email: hello@distinctpropertyconsultants.co.uk

