



Flat 16 Riverview | Windrush Heights | Near Burford
Price £285,000


DISTINCT
Property Consultants

STUNNING VIEWS OVER THE COTSWOLDS ARE A KEY FEATURE OF THIS SELECT NEW DEVELOPMENT NEAR BURFORD. Number 16 is a first floor apartment with two double bedrooms, one with en suite shower room. It would make an ideal weekend/holiday home or a liberating escape to the countryside.

EPC rating C.

- 2 bedrooms, 1 bathroom
- Stylish shaker style country kitchen
- High speed broadband & CAT 5 data cabling
- Chrome towel rail
- Gas fired underfloor heating
- High performance double glazed windows
- Quality 80/20 carpets in bedrooms with high quality underlay
- Off street parking spaces
- 10 year structural CML compliant warranty
- No Chain – Newly Built

Accommodation

The apartment is finished to a high quality throughout. The entrance hallway has a storage cupboard, and to either side are the two bedrooms and the family bathroom with bath and heated towel rail. The main bedroom has an en suite shower room, also with heated towel rail.

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

On the other side of the hallway is the self-contained living room which is dual aspect and has a Juliet balcony. An audio-visual entry system and a lift makes it easy to greet



and monitor visitors. There is gas-fired central heating and double glazing throughout. High-speed broadband is provided by Gigaclear.

Outside

The development has attractive hard and soft landscaping and ample visitor's parking. Two allocated parking spaces. Communal BBQ area.

Location

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.

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.

Situation & Property Information

Leasehold – lease 999 years

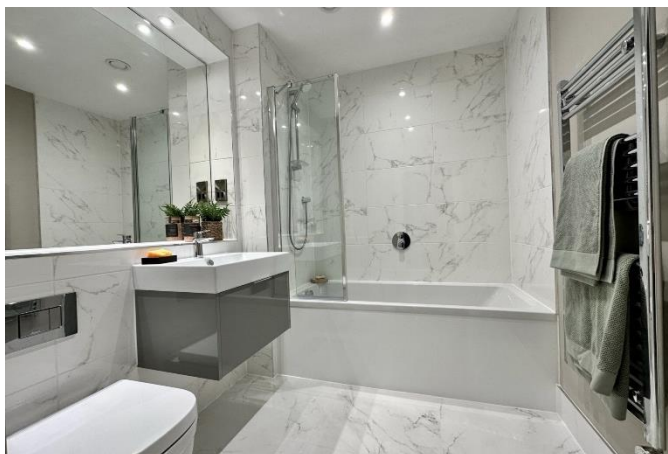
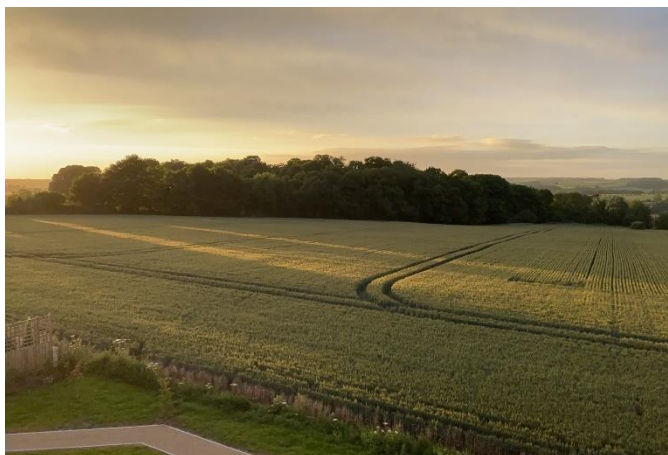
Ground Rent: Peppercorn

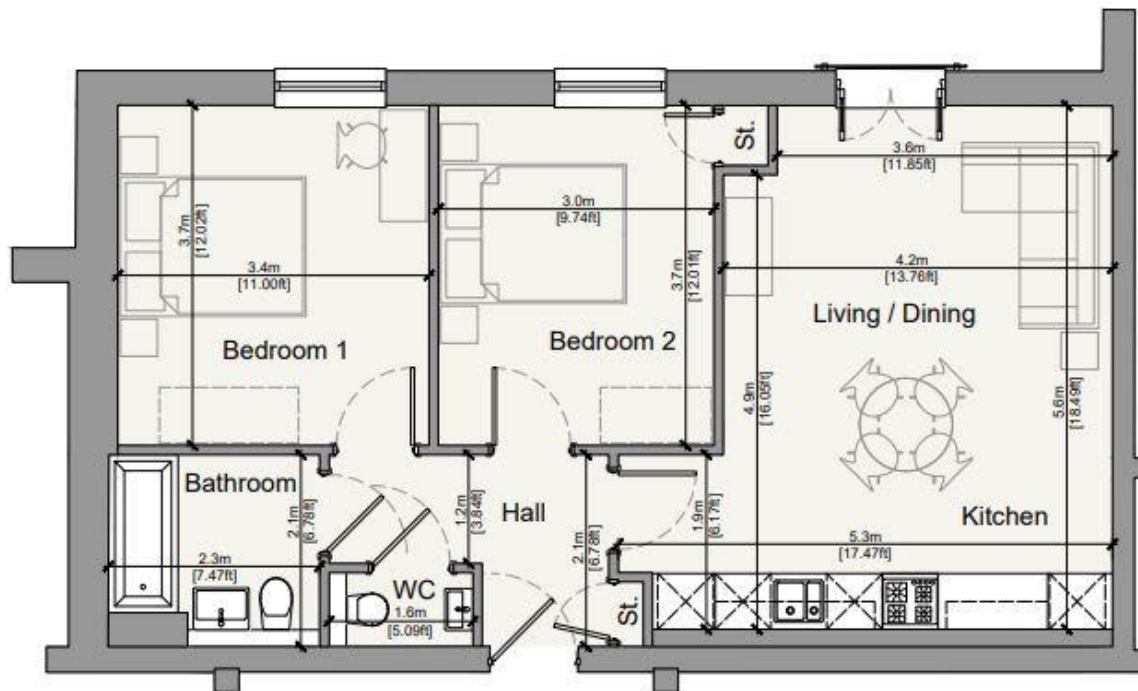
Service Charges: £1,077.20 per annum (2023)

Band C

Viewings

Strictly by appointment only.





GIA = 62.6m² [674.16ft²]

Plot 15 (Flat 16) - Brochure Plan

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(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		

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