Windrush Heights | Windrush | Burford

Price £1,450 pcm

DISTINCT
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STUNNING VIEWS OVER THE COTSWOLDS ARE A KEY FEATURE OF THIS SELECT NEW DEVELOPMENT NEAR BURFORD. Ground-floor apartment with two double bedrooms, one with en suite bathroom. It would make an ideal home if you want liberating escape to the countryside whilst enjoying luxury living.

EPC 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 and four-ring induction hob, with stainless steel extractor hood. There is under-cupboard LED lighting and 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 is provided by Gigaclear.

Outside

The development has attractive landscaping and ample parking. The apartment has its own parking barn with space for two cars in tandem.

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.

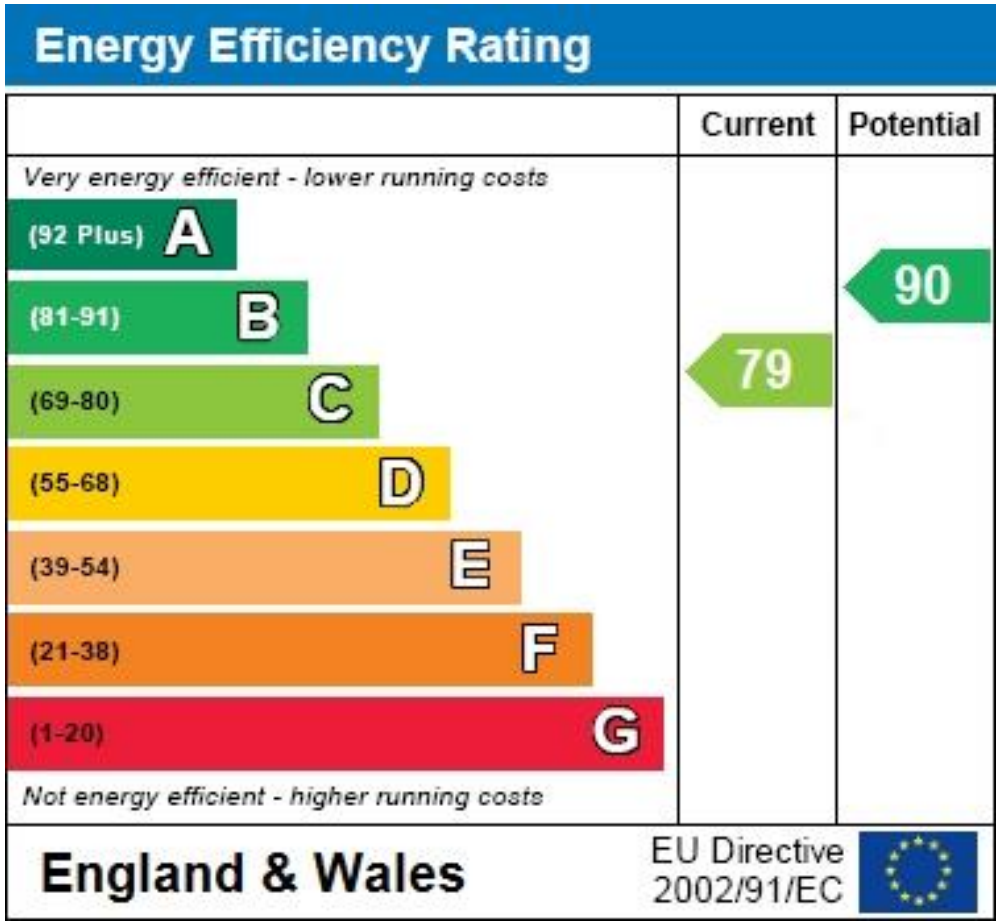
Letting information
Rent: £1450.00
Deposit: £1673.00
Council tax band C

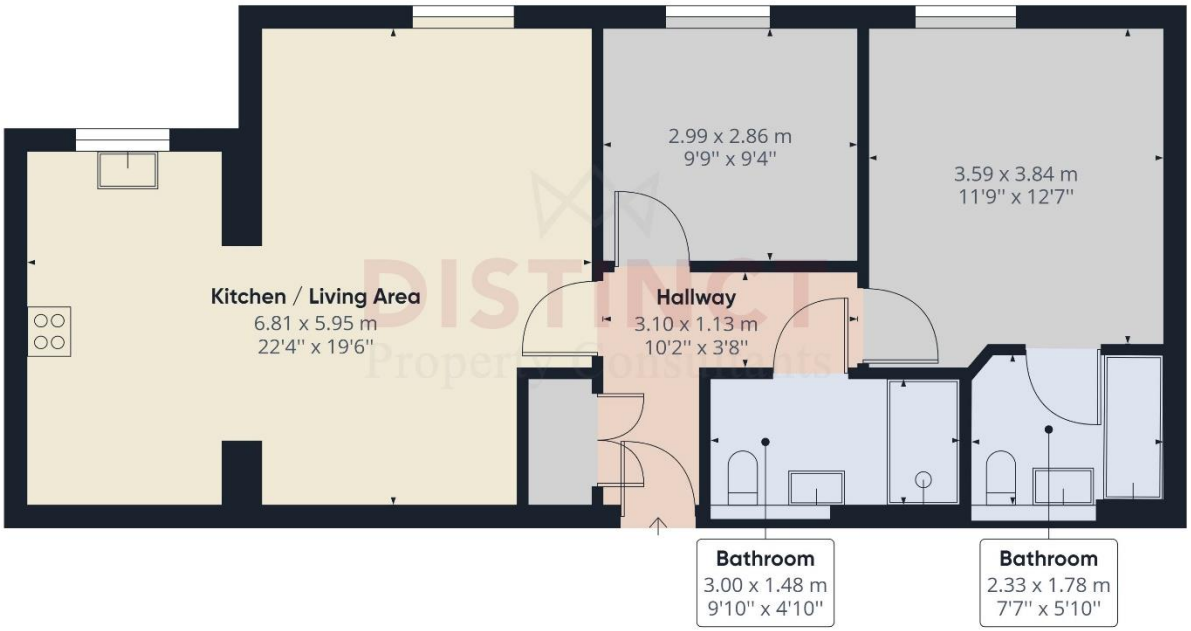
Holding deposit: £334= One week`s rent. This is to reserve a property.
Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing).

Agents` Disclaimer
Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)` interests to check their working condition. To comply with anti-money laundering regulations and Right to Rent checks, applicants will be asked to provide proof of ID and proof of address.

Situation & Property Information
To Let
Band C

Viewings
Strictly by appointment only.





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Approximate total area(1)

73.73 m²
793.68 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)` interests to check their working condition. 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 Lettings and Property Management Service. If you are considering renting your property in order to purchase, 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 an accredited by the UK leading professional body Propertymark ARLA and NAEA.

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