



## LOWER MILL COTSWOLDS



## Two Bedroom Apartment £295,000 LEASEHOLD

These contemporary 2 bedroom apartments, completed in 2013, enjoy uninterrupted west facing views over Swillbrook Lake to the Nature Reserve beyond. The interiors have been professionally designed and the apartments come fully furnished



The open plan living area includes a kitchen with tiled floor, comprising of gloss units with quartz composite worktops, built-in fridge/freezer, dishwasher, microwave, washer dryer, single oven and gas hob and is fully equipped to accommodate 4 guests.

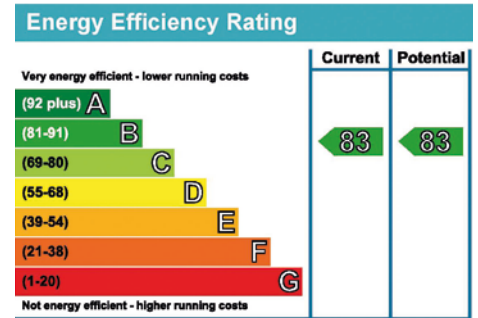
The Living area is stylishly furnished with ample space to both relax & dine and with 2 sets of bi fold doors providing connectivity to the outdoors and great west facing views.

Both apartments enjoy outside space, the first floor apartment has a balcony with glass balustrade maximising the views across the lake and the ground floor apartment has a deck leading directly onto a communal grass area edged by hedgerow with the lake beyond.

The apartments come with a 99yr lease and benefit from full access to all the Estate

amenities including on-site Spa with 2 heated pools, an eco-pool, sauna, steam room and gym. There are also outside sports courts, a restaurant/clubhouse and children's play area.

There are only two, 2 bedroom apartments available and viewing is highly recommended.



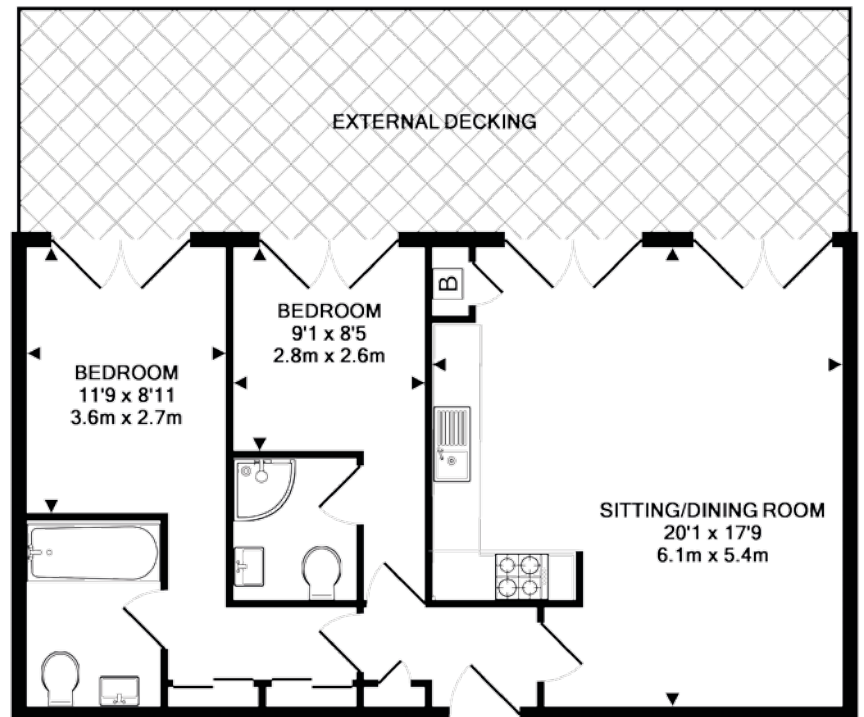
The apartment building is accessed via an electronic key pad system which is linked via intercom to each apartment enabling you to answer and open the main door from within your property.

You enter the apartments to a hallway which incorporates a storage cupboard. Off the hallway is a master suite, a second double bedroom with ensuite and the spacious open plan living area.

The master suite comprises of an inner hallway which incorporates hanging and shelving storage, off which is a bathroom comprising of a panelled bath with mixer tap and hand held shower attachment, low level WC, wall mounted wash hand basin and heated towel rail. The bedroom is located at the rear of the property to take advantage of the views, with French doors leading to outside space overlooking the lake.

The second bedroom has an ensuite shower room which incorporates a corner shower cubicle with rainfall shower and hand held attachment, wall mounted wash hand basin, low level wc and heated towel rail. This bedroom also enjoys lovely views, with direct access to the outdoor space via French doors.

109 HOWELLS MERE - P2 LME - 0216  
 TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 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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**Restriction:** There is a restriction on occupancy at Lower Mill Estate to 11 months of the year and the properties may not be used in the period 6th January to 5th February each year as they are holiday homes and not principal places of residence. You must have a first home in order to buy one of our properties.

**Service Charge and Ground Rent:** Are payable and prospective purchasers should satisfy themselves of the amounts through their solicitor. Service Charge is levied to cover maintenance and upkeep of all communal areas, facilities, individual garden tending and estate security.

**Fixtures and Fittings:** Only those mentioned in these sales particulars are included in the price. All others are excluded but may be available by separate negotiation.

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