

# WIGEON

110 HOWELLS MERE, LOWER MILL ESTATE, GL7 6BG

This modern 3-bedroom, first-floor apartment enjoys a west-facing aspect with spectacular views across Swillbrook Lake to the nature reserve beyond.

Asking Price £300,000



HABITAT  
RESALES



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Viewings by appointment only via Habitat Resales on  
+44 (0)333 241 6615 or [resales@habitatfirstgroup.com](mailto:resales@habitatfirstgroup.com)



- First floor apartment
- 12-month occupancy
- 3 bedrooms
- 2 bathrooms (1 ensuite)
- Allocated parking
- Spa access
- 24-hour gated security
- Access to a private nature reserve with acres of woodland walks



## The Property

This contemporary 3-bedroom, 2-bathroom apartment has recently been redecorated to a high standard and has the added benefit of a balcony and lake views to the rear.

## Ground Floor

On entering the apartment, the main hallway has doors leading to a stylish master bedroom with an en-suite shower room, a further double bedroom, a bunk room, and a family bathroom. The two double bedrooms also benefit from built-in wall-to-wall wardrobes. There is also a storage cupboard with shelving and space for a washing machine and dryer. At the end of the hallway is a bright and open living/dining and kitchen area that incorporates built-in appliances including a fridge freezer, dishwasher, microwave, oven, and gas hob with extractor over. Bi-folding doors give access to a west-facing balcony, bringing the outside in.

## Outside

Outside, the rear balcony area provides the perfect space to both relax and entertain. There is also a shared lawn area. To the front of the property is an allocated parking space. The on-site facilities are a short walk away.

## Services

Mains water, electricity, gas central heating.

## Services & Maintenance Charges

We have been informed that the annual Estate charges for this property are;

- Service Charge of approximately £6251 inc VAT

This pays for full private spa membership and management, maintenance and repair of all communal areas; including lakes, pathways, play areas, tennis courts and the ongoing maintenance of the communal buildings and grounds (including hundreds of acres of nature reserve and walking trails).

Please note: grass cutting and garden maintenance on the plot is a separate cost and is available via the Estate grounds team.

## Situation

Lower Mill is a modern country Estate in the Cotswolds which provides safe, secure, and breathtaking holiday homes, nestled within the tranquil Cotswold Water Park. It is mindfully designed around freshwater lakes, rivers and acres of untouched woodland, so you can enjoy some downtime from the crazy pace of urban life.

## Directions

From the M4 motorway take junction 15 and follow the A419 for around 15 minutes, turning off towards Somerford Keynes and the B4696. Once on the B4696, continue straight ahead following signs for the Cotswold Water Park and Lower Mill Estate. Nearest train station: Kemble, just a 10-minute drive away.

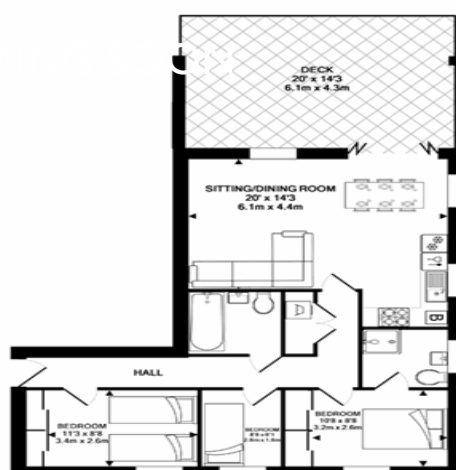
## ACCOMMODATION

- LIVING/KITCHEN AREA  
20' (6.10) x 14'3 (4.40)
- BEDROOM 1  
10'8 (3.20) x 8'8 (2.60)
- BEDROOM 2  
11'3 (3.40) x 8'8 (2.60)
- BEDROOM 3  
8'8 (2.60) x 6'1 (1.90)

Properties at Lower Mill Estate are for use as holiday homes and cannot be used as a Principle Primary Residence.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# HOMEOWNER SERVICES

When purchasing a holiday home at Lower Mill Estate, you have the benefit of enjoying exclusive access to a range of our in-house services, that are on hand to cater for all of your property needs.

## Habitat Escapes

As the official holiday rental company for Lower Mill Estate, Habitat Escapes offers a professional one-to-one service and removes all of the traditional headaches associated with renting a holiday home. We understand the emotional and financial costs associated with your holiday home and that it needs to be well looked after.

Our full management service removes all the hassle of letting a property and includes housekeeping, a national PR and marketing campaign and a comprehensive website with a bespoke multi-functional booking system.

Our friendly team handle all of the enquiries and bookings and have exceptional relationships with owners and guests alike. Once on site, we provide a meet and greet service, welcome hamper for your guests, complimentary toiletries and a 24/7 on-call maintenance service. As the only agent based on site, we are able to deal with any issues during a guest's stay swiftly and efficiently, leading to excellent reviews.



## Habitat Housekeeping

Our onsite Housekeeping team are always on hand and will ensure everything is taken care of in preparation for your arrival, so you can relax from the moment you arrive at your holiday home. In addition to arrival cleans, we can offer mid-stay cleans, sanitisation and deep cleans.

If you choose to rent out your property, the Housekeeping team is also on hand to arrange changeover cleans, including bed linen and welcome gifts.

As the official onsite team, Habitat Housekeeping's understanding of the properties is second to none.



## Habitat Maintenance

The maintenance Team is responsive 24/7 to help you keep your property looking its best year-round.

Our small works division can now offer a range of services including project management, property upgrades, decking enhancement, boat store lofts and house decoration.

Most work can be completed onsite by our team allowing a more competitive service and we have also built up a list of reliable local contractors to facilitate any other works. We can offer an annual or bespoke maintenance package including spider, algae and deck treatments, window cleaning (including high reach and skylights) and all relevant safety certification and utilities servicing where required.

