



LOWER MILL COTSWOLDS



REED WARBLER

£350,000 LEASEHOLD

A great example of contemporary living, this spacious 2 bedroom Penthouse Apartment, completed in 2013, has its own private balcony and enjoys uninterrupted, west facing views over Swillbrook Lake and the Nature Reserve beyond. The interior has been professionally designed and the apartment comes with all furnishings and contents included.



The open plan kitchen comprises of white gloss units with built-in fridge/freezer, dishwasher, 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 and dine. Concertina French Doors lead to the secluded balcony enabling you to bring the outside in.



The Master Bedroom is an elegant, light and spacious double with French Doors leading to the balcony. It benefits from a built in wardrobe and modern en-suite bathroom.

Another well presented double with ensuite shower room, the second bedroom has zip lock beds which can be configured as either 2 singles or a double, providing that extra flexibility for guests.

One of the main features of Reed Warbler is it's balcony with glass balustrade, maximising the stunning, panoramic views across Swillbrook Lake. The west facing balcony has an outside table and chairs seating 4 guests and comes with a BBQ, the perfect place to relax with friends and watch the sun set over the lake.

You enter the apartment to a welcoming, carpeted hallway off which there are double doors leading to the open plan, kitchen and living area and 2 good sized double bedrooms both with ensuites and one benefitting from direct access to the secluded private balcony.

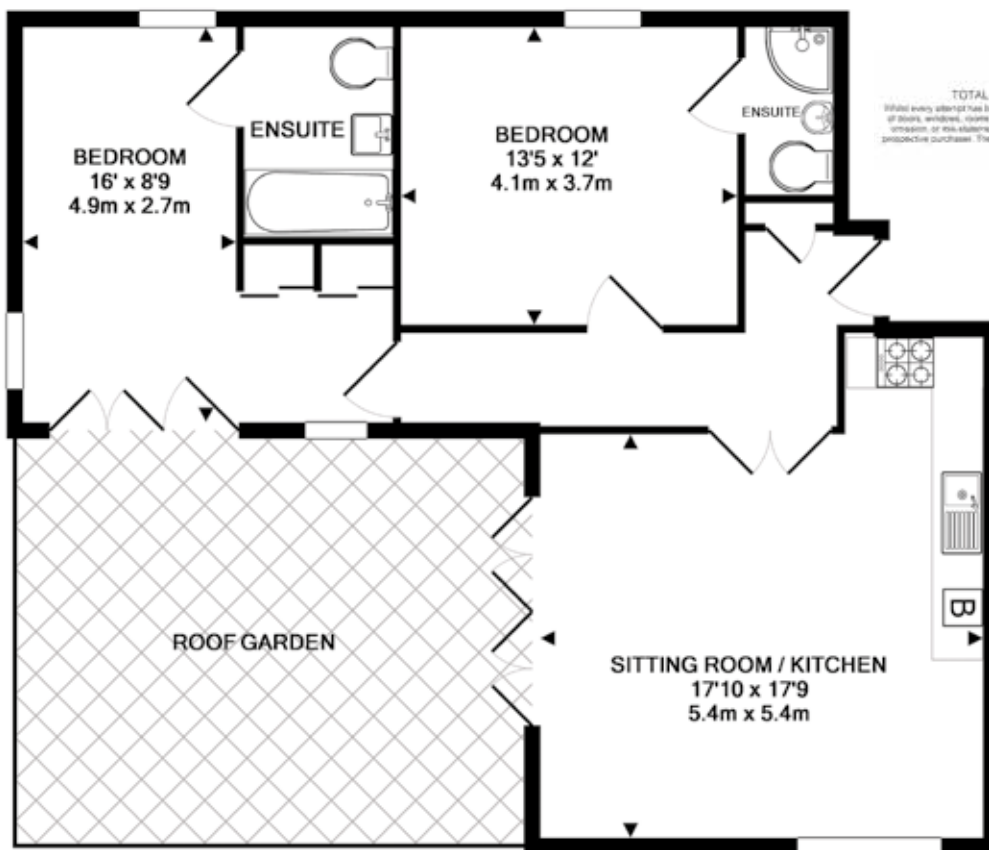
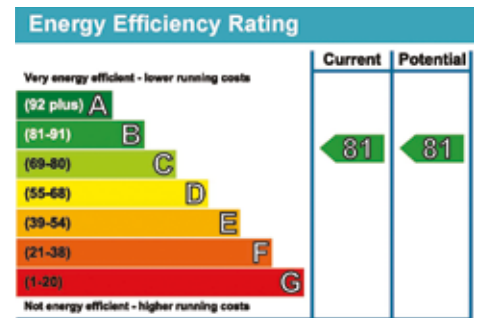
The apartment comes with a 999yr lease and benefits from full access to all the Estate amenities including on-site Spa with 2 heated pools, an eco-pool, sauna, steam room and gym.

This is the first west facing apartment to be released and viewing is highly recommended.

Service Charge 2016 - £3,928 + VAT

Ground Rent 2016 - £1,500 + VAT

Council Tax 2015/16 - £1,271



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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Lower Mill Estate, Somerford Keynes, Nr Cirencester, Gloucestershire, GL7 6BG

Tel: +44 (0) 1285 869 489 | Email: sales@lowermillestate.com

www.lowermillestate.com



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