

established 200 years

# Taylor & Fletcher



Flat 7, 11 Riverview

Windrush Heights, Windrush, Nr Burford, OX18 4DL

**Guide Price £260,000**





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*A luxury one bedroom leasehold ground floor apartment, finished to a high specification with designated parking located just four miles from Burford.*



## LOCATION

Flat 7 Riverview is situated on the Windrush Heights development located just four miles from the well known medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Burford is within the Cotswolds Area of Outstanding Natural Beauty and the Burford Conservation Area. Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store, library and doctor's surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses. Meanwhile, the villages of Windrush (0.5 mile) and Sherborne (2 miles) are within easy walking distance.

Windrush Heights is located near to the popular Daylesford Organic Farmshop (10 miles), Estelle Manor (11 miles) and Soho Farmhouse (17 miles).

From Burford, the area's larger commercial centres of Cheltenham (22 miles), Cirencester (19 miles) and Oxford (19 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (8 miles), Kemble (22 miles) and Kingham (8 miles) and a comprehensive local bus network.

## DESCRIPTION

Flat 7 Riverview is a light and well presented ground floor apartment that is situated within the Windrush Heights development.

The property is accessed via a ground floor communal hallway and comprises an entrance hall, sitting room - kitchen, bedroom and bathroom. There is a parking area with a designated parking space. There is also ample visitor parking located close to the Riverview building.

There is underfloor heating throughout the property.

Separate side door entrance with video recognition system entry.

The property was built in 2021 and comes with an NHBC that is valid until 2031.

## Approach

Paved pathway. Timber framed front door with double glazed insert panels providing access to the building. Communal hallway. Timber framed front door to:

## Entrance Hall

Amtico flooring. Timber framed doors to storage cupboard. Timber framed door to:

### Sitting Room - Kitchen

Fitted kitchen with 1½ bowl sink unit with tiled splashback and range of wall mounted cupboards and drawers below. Bosch electric oven and grill. Bosch four ring electric hob with extractor above. Refrigerator and freezer. Dishwasher. Timber framed doors to storage cupboard housing the central heating boiler. Amtico flooring. Recessed ceiling spotlighting. Double glazed windows to the front and side elevations. From the entrance hall, timber framed door to:

### Bedroom

Built-in wardrobes. Double glazed windows to the front elevation. From the entrance hall, timber framed door to:

### Bathroom

Low level WC with concealed cistern, wash hand basin with mixer tap, tiled splashback and drawers below. Panelled bath with overhead rain effect shower and shower attachment. Part tiled walls. Chrome heated towel rail. Tiled flooring. Recessed ceiling spotlighting.

### OUTSIDE

Flat 7 Riverview has access to a communal parking area with a designated parking space outside the property. There is an outdoor secure lockable bike storage area and separate bin storage area located across the car park. A notable feature of the Windrush Heights development are the far reaching views across the adjacent fields towards the Windrush Valley beyond. The Country Kiwi is a café located on the development.

### SERVICES

Mains electricity, water and drainage.  
Bulk LPG heating and hot water.  
Broadband available.

### LOCAL AUTHORITY / COUNCIL TAX

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX. Telephone: 01285 623000 / Band 'B' Rate payable for 2025 / 2026 £1763.98

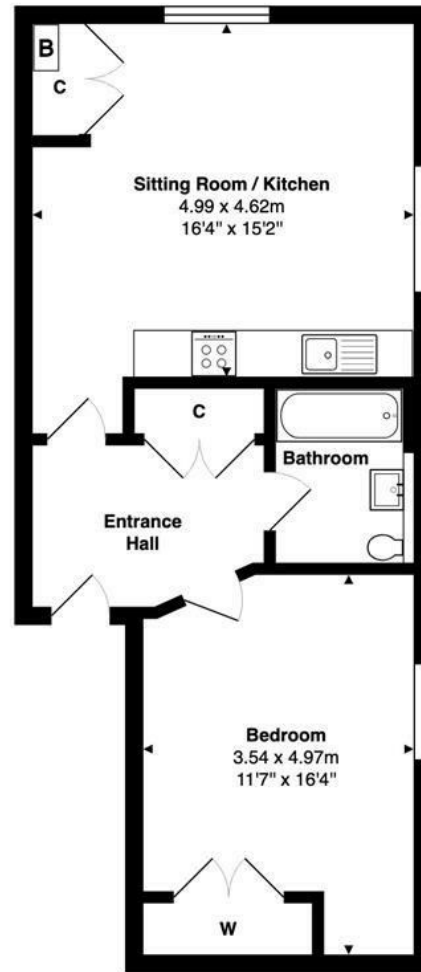
### ADDITIONAL INFORMATION

Flat 7 Riverview is a leasehold apartment - 999 years

Annual Service Charge -  
£1722 (£861 payable every 6 months)

The property comes with an NHBC - valid until 2031





**Ground Floor**  
**Approximate Gross Internal Area**  
54.2 m<sup>2</sup> ... 584 ft<sup>2</sup>



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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	