



April Rise, Bourton-on-the-Water GL54 2EN

**£575 PCM**

*One Bedroom Ground Floor Apartment in a central village location with parking.*

*To Let for 12 months possibly longer, with some white goods*

*Available January 2026*

**Deposit £663**

## BOURTON-ON-THE-WATER

Is one of the larger of the North Cotswold Villages, renowned for its beauty, with the shallow River Windrush flowing through the centre, spanned by low arched bridges and flanked by wide Village Greens. It has many family attractions including Birdland, a Model Village, Motor Museum, and Perfumery, and has the benefit of excellent shopping facilities, various places of Worship, varied social and sporting activities, good educational facilities and regular 'bus services. It is some 4 miles from Stow-on-the-Wold, 8 miles from Kingham Station (Paddington about 80 minutes), 16 miles from both Cheltenham and Cirencester and 28 miles from Oxford.

## DESCRIPTION

2 APRIL RISE is a ground floor, one bedroom apartment, located centrally within the village. The property, which has the benefit of double glazing throughout is as follows (all measurements being approximate):

## DIRECTIONS

From the Tayler and Fletcher office in Bourton-on-the-Water, proceed left along the high street to the junction with Station Road. Turn left onto Station Road and on reaching the petrol station turn left into the car park just beyond. The property can be found to the back of the car park on the right hand side.

### Living Room

About 16'5" x 9'9", having one night storage heater.

### Kitchen Area

Having wall and base units, single sink drainer unit, fitted electric cooker and plumbing for washing machine.

### Double Bedroom

About 11'3" x 8'10", having airing cupboard housing hot water tank; night storage heater.

### Shower Room

## OUTSIDE

The property has one allocated parking space.

## SERVICES

Electricity, mains water and drainage are connected. Telephone subject to BT transfer regulations. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

## RENT

£575 per calendar month excludes Council Tax, Electricity, Water and Telephone charges.

## COUNCIL TAX

Cotswold District Council, Cirencester Tel: 01285 623000

Council Tax Band A

Tax payable by the tenant for 2025-26 £1,522.09

## RESTRICTIONS

No Smokers, Not suitable for Children or Pets.

## SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £663 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

## HOLDING DEPOSIT

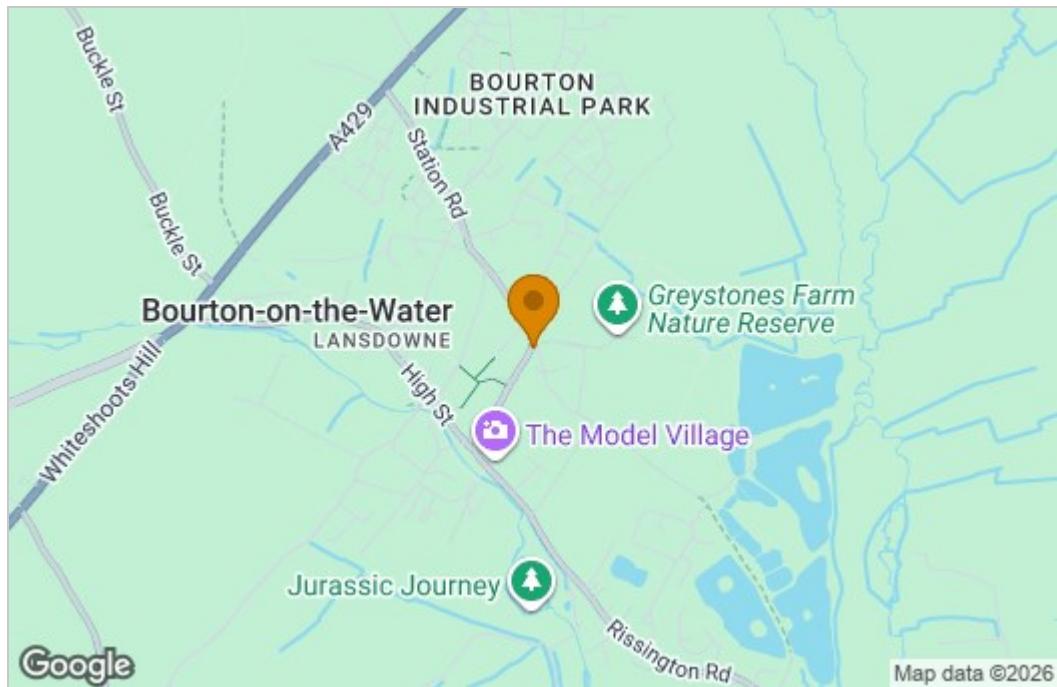
A holding deposit of one week's rent £132 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent 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 other Deadline for signed Tenancy Agreement as mutually agreed in writing).

## AGENTS NOTES

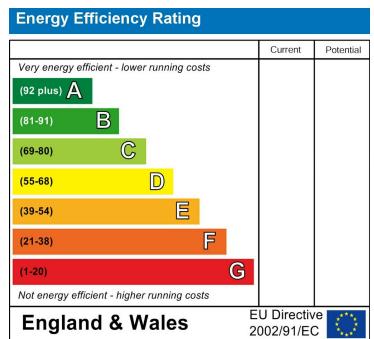
Tayler & Fletcher will be managing the property.

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.