Cotswold LAKES & ESCAPES by Watermark



22 SUMMER LAKE

SOUTH CERNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5LW

A BEAUTIFUL, DETACHED, LAKEFRONT HOLIDAY HOME- 4 BEDROOM, THREE BATHROOM, SOUTHWEST FACING OVERLOOKING SUMMER LAKE.

£1,000,000 (UN-FURNISHED - LEASEHOLD)

- **AIR SOURCE WITH UNDERFLOOR HEATING ON GROUND FLOOR**
- **LARGE SUN DECK WITH PONTOON AND FANTASTIC VIEWS**
- **VAULTED CEILING WITH BI-FOLD DOORS**
- **FOUR BEDROOMS - DETACHED**

Lounge/Diner 29' 6" x 16' 0" (9m x 4.9m)
Wood floors with underfloor heating throughout the ground floor. Spacious, light and bright open plan living space with double height vaulted ceiling with bi-fold doors to southwest facing deck, ideal for alfresco dining or relaxing by the water on those long Summer evenings.

Kitchen 12' 9" x 18' 0" (3.9m x 5.5m)
Bespoke fully integrated fitted kitchen with Silestone worktops. Appliances include oven, ceramic hob, microwave/grill, fridge/freezer and dish washer.

Utility room 11' 9" x 5' 6" (3.6m x 1.7m)
Utility room with washer/dryer and extra cupboard space.

Cloakroom 6' 10" x 5' 10" (2.1m x 1.8m)
WC and vanity wash handbasin. Underfloor heating. Built in cupboards.

Bedroom 2 11' 9" x 13' 9" (3.6m x 4.2m)
Double room with en-suite and large unmatched views of Summer Lake. Built in wardrobes.

Bedroom 2 Ensuite
Walk-in shower, vanity unit and WC.

Bedroom 3 12' 1" x 8' 11" (3.7m x 2.74m)
Built in wardrobes

Bedroom 4 12' 9" x 9' 6" (3.9m x 2.9m)
Built in wardobes. Surround sound.

Family Bathroom 8' 6" x 5' 10" (2.6m x 1.8m)
Family bathroom servicing bedrooms 3 & 4 including bath with shower over, WC, vanity unit.

Principal bedroom with en-suite 0' 0" x 0' 0" (0.00m x 0.00m)
En suite shower room including bath, walk-in shower, vanity wash hand basin and WC.

Dressing room / airing cupboard 6' 10" x 6' 6" (2.1m x 2.0m)

Management
This property is old with 979 years remaining on the lease. Ground Rent = £2,431.44 Service Charge = £3,978.57- this includes 24 hour gated CCTV security, tennis and fishing on site. It can be used 12 months of the year as a holiday home.



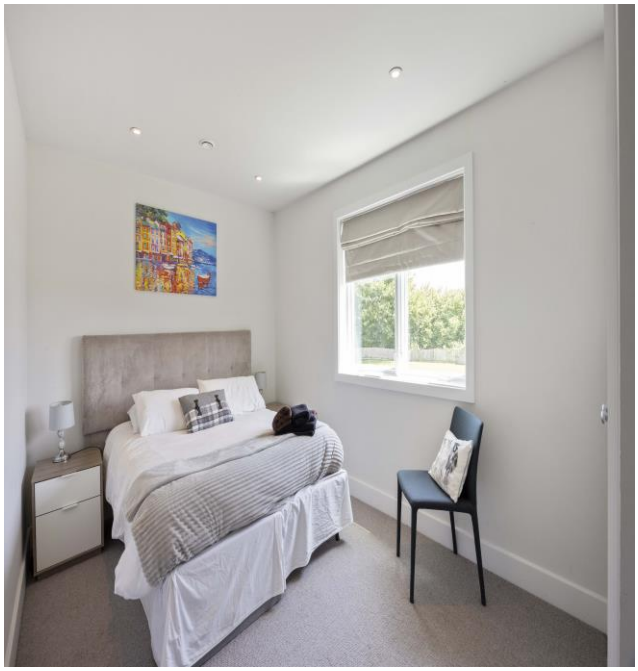












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SERVICE CHARGES

The Peninsula, The Landings, (four nominated members per lodge).

Isis lakes & Windrush Lakes (two nominated members per lodge).

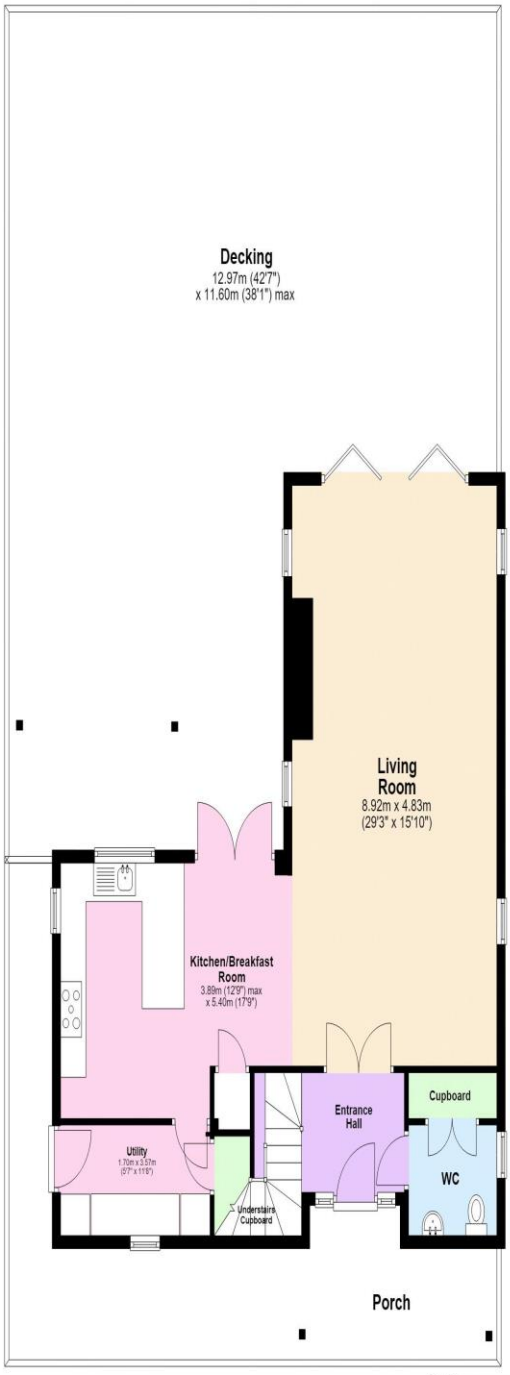
Spring Lake owners have the option to join The Watermark Club.

This includes:

- 24 hour security
- Refuse collection
- Pest control
- Sewage system
- Accounting costs
- Professional fees
- Grounds maintenance
- Misc repairs & equipment replacement
- Lake maintenance
- Managing agents' fees
- Site manager costs
- Groundsmen's wages
- Site lighting

Owners on all the Watermark Lakes (except Spring Lakes, who can opt to join) enjoy membership to the Lakeside Club via the service charge. These memberships are not transferable and apply to the nominees only. Ask Sales representative for details.

Ground Floor



First Floor



Second Floor



Total area: approx. 185.8 sq. metres (2000.2 sq. feet)

Energy performance certificate (EPC)

22 Summer Lake Spine Road East CIRENCESTER GL7 5LW	Energy rating **D**	Valid until:	**23 June 2036**
		Certificate number:	**2716-2110-1751-7453-1133**

Property type	Detached house
Total floor area	178 square metres

Rules on letting this property

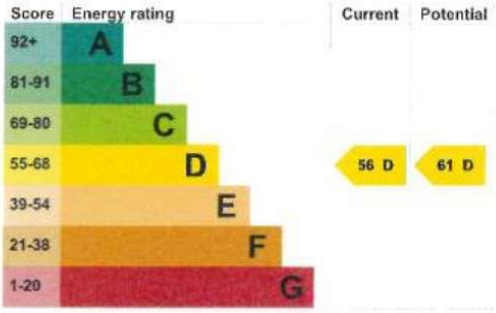
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60