



HARRISON
Sales &
Lettings
WARDLEY

Willoughby Place Station Road, Bourton-On-The-Water



This well presented two bedroom first floor flat offers comfortable and secure retirement living exclusively for those aged 60 years or over. The property features two generously sized double bedrooms, including a principal bedroom with an en-suite bathroom, and a separate shower room for guests or family.

The spacious living area is well-proportioned and leads seamlessly to a contemporary, fully fitted kitchen, designed for convenience and ease of use. Residents benefit from a welcoming homeowners lounge, ideal for socialising or relaxing, and a guest suite available for visiting friends and family.

The building is serviced by a lift to all floors, ensuring easy access throughout, and a dedicated parking space is included for added peace of mind. The flat is entirely electric, promoting efficiency and low maintenance.

Located close to the village centre, this property provides easy access to local amenities, shops, and transport links, making day-to-day living straightforward and enjoyable. This is an excellent opportunity to join a friendly and supportive retirement community in a modern, well-maintained development, offering both independence and a range of communal facilities for a fulfilling lifestyle.



Tenure: We believe the property to be **Leasehold**. We believe the length of the lease to be approximately 990 years remaining. We have been notified the ground rent is £495 per annum approx and £5,600 per annum approx for the service charge. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

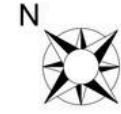
Council Tax: E

EPC: B

what3words:///practical.parked.watched



Main House Approx. Gross Internal Area:- 87.56 sq.m. 942 sq.ft.
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FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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