



**19 Marine Point Apartments, Marine Approach,
Burton Waters, Lincoln, LN1 2LW**



Book a Viewing!

£265,000

A fantastic three bedroom luxury duplex apartment on the ever popular Burton Waters Marina development, with stunning and spacious accommodation comprising of Communal Entrance Hallway with stairs and lifts accessing all floors, Porch, Inner Hallway, Cloakroom/WC, Open Plan Living Kitchen and Dining Area and the First Floor Landing giving access to three Bedrooms, master with En-Suite Shower Room and mezzanine Dressing Room, further En-suite Shower Room to Bedroom two and a luxury Bathroom. Marine Point Apartments is a secure and electrically gated residential area within Burton Waters itself. In the gated communal area the property has two allocated parking spaces and a covered carport. The property further benefits from its own mooring and a spacious roof terrace balcony. Viewing is recommended to appreciate the accommodation on offer. NO CHAIN



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

Length of Lease - 999 years from April 2003

Years Remaining on Lease - approx. 978

Annual Service Charge Amount - approx. £1,703.02

Annual Mooring Charge Amount - approx. £1,598.64

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

VIEWINGS - By prior appointment through Mundys.



LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the West of the Cathedral City of Lincoln. Quality, style and security are at the forefront, including 24-hour manned security station with CCTV. Facilities on the site include shops, solicitors, the Woodcocks pub and restaurant, Harbour Lights floating restaurant, Indian restaurant, beauticians and the David Lloyd Sports Centre adjacent to Burton Waters. The development offers a serene lifestyle with easy access to water based activities, making it a desirable place for those who enjoy boating and waterfront living. The historic Cathedral City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.



ACCOMMODATION

COMMUNAL ENTRANCE

With secure intercom entrance door, stairs and lift accessing all floors and doors leading out to the communal garden area.

PORCH

With intercom system and wood effect laminate flooring.

HALLWAY

With staircase to the upper floor landing with storage cupboard below, double glazed window overlooking the Marina, wood effect laminate flooring and airing cupboard.



CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, towel radiator, tiled walls and flooring and shaver point.

OPEN PLAN LIVING KITCHEN DINER

28' 2 (max)" x 10' 2 (max)" (8.59m x 3.1m) With wood effect flooring, spotlights to ceiling, kitchen area fitted with a range of base and wall units with work surfaces over, electric oven and hob with extractor fan over, undermount Cooke and Lewis stainless steel sink unit with side drainer and mixer tap over, integral fridge, freezer and slimline dishwasher, full height picture window overlooking the Marina and two windows to the side elevation.



BEDROOM 1

24' 4 (max)" x 10' 0 (max)" (7.42m x 3.05m) With double glazed sliding patio door to the balcony.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash handbasin and close coupled WC, tiled walls and flooring, towel radiator and shaver point.

MEZZANINE DRESSING ROOM

9' 0" x 6' 6" (2.76m x 2.00m) With storage cupboards, drawers, spotlights and overlooking the living area below.

BEDROOM 2

17' 5" x 9' 3" (5.33m x 2.83m) With double glazed window overlooking the Marina.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash handbasin and close coupled WC, tiled walls and flooring, towel radiator and shaver point.

BEDROOM 3

11' 9" x 9' 7" (3.60m x 2.93m) With double glazed sliding patio door to the balcony and laminate flooring.

BATHROOM

Fitted with a three piece suite comprising of freestanding bath with waterfall mixer tap, pedestal wash hand basin with waterfall mixer tap and close coupled WC, tiled walls and flooring, chrome towel radiator and shaver point.



OUTSIDE

Outside the property benefits from a private Mooring, a covered Car Port and two allocated parking spaces. There is a private roof terrace balcony and there are also communal seating areas enjoying views over the Marina.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.n.e

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Betheridge, Ringrose Law LLP, Burton and Co, Bridge McFarlane, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use the Conveyancing Service then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given to them that:

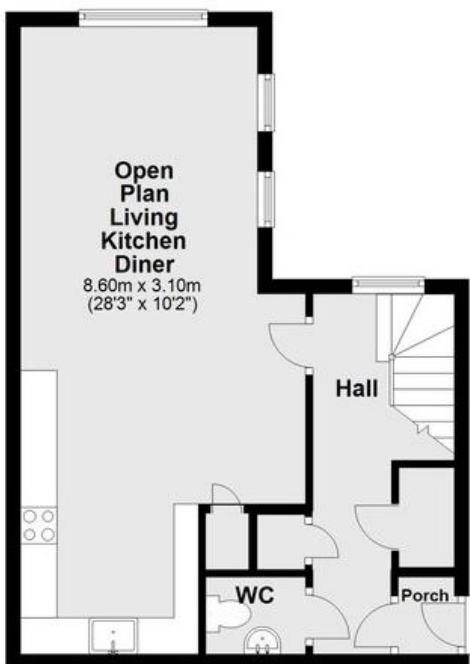
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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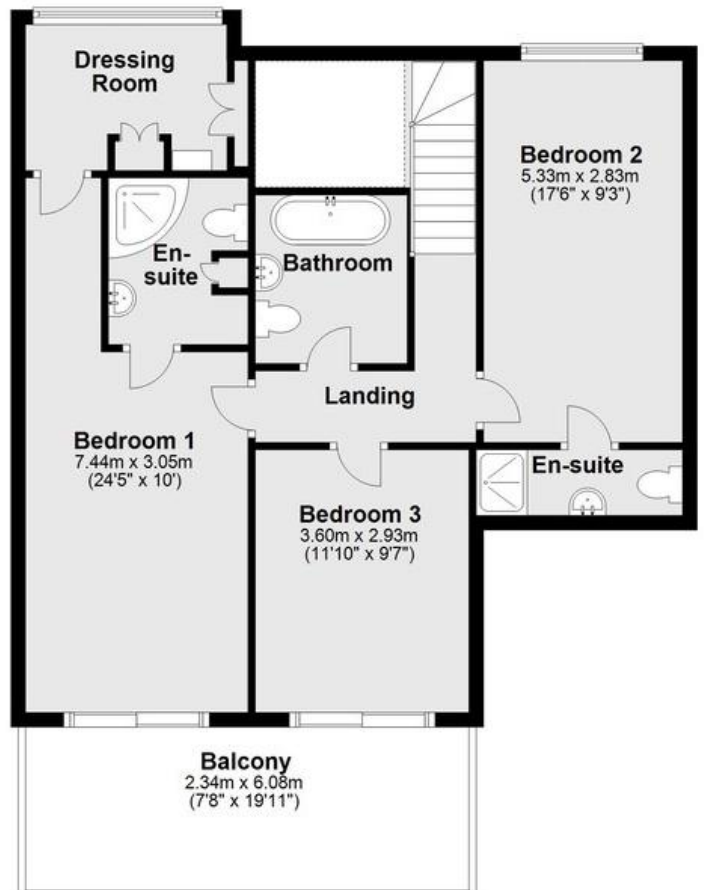
Ground Floor

Approx. 34.2 sq. metres (368.0 sq. feet)



First Floor

Approx. 74.1 sq. metres (797.1 sq. feet)



Total area: approx. 108.2 sq. metres (1165.1 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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