



18 Marine Point Apartments

Marine Approach, Burton Waters, LN1 2LW

£275,000

This is a beautiful example of a two bedroom duplex penthouse apartment located in the prestigious marina development of Burton Waters. Marine Point Apartments is a secure and electrically gated residential area within Burton Waters itself. Within the gated communal area the property has two allocated parking spaces and a covered car port. Internally the accommodation comprises of Communal Entrance Hallway with stairs and lifts accessing all floors, front entrance door leading to the Inner Hallway, WC, Open Plan Living, Kitchen and Dining Area and the First Floor Landing gives access to two Bedrooms (both having access to the Balcony), En-Suite and Dressing Area to Bedroom One and Bathroom. Outside the property benefits from its own Mooring. Viewing is recommended to appreciate the accommodation on offer.



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SERVICES

All mains services available. Under floor heating.

EPC RATING – C.

COUNCIL TAX BAND – C (West Lindsey District Council).

TENURE - Leasehold.

Length of Lease - 999 years from 1999.

Years Remaining on Lease - 974 years as at 2023.

Marine Point Apartment Service Charge - £1,924.12 per annum. This is for the upkeep of the apartments, gardening, window cleaning, buildings insurance etc. The £1,924.12 includes a one off £600 increase in 2023 to cover the cost of additional works, the charge will reduce back to around £1,300 per annum in 2024.

Burton Waters Service Charge - £1,419 per annum.

Mooring Charge - £1,598.64 per annum.

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.



DIRECTIONS

Heading out of Lincoln along Carholme Road, pass the golf course and racecourse, at the roundabout continue straight on onto the A57 heading towards Saxilby, at the next roundabout turn left onto the development, then left again onto Park Lane. All viewings must report to security for access onto the development. Once in Burton Waters, continue along Park Lane for some time, turn right on to Marine Approach where the gated entrance Marine Point Apartments can be found.

LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the west of Central Lincoln. Quality, style and security are at the forefront, including 24 hour manned station with CCTV. Facilities on the site include shops, solicitors and the Woodcocks pub and restaurant and the David Lloyd Sports Centre adjacent to Burton Waters. 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.

COMMUNAL ENTRANCE

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

INNER HALLWAY

With stairs to the First Floor Landing with storage area below, under floor heating, window overlooking the Marina and doors leading to the WC, airing cupboard and the Open Plan Living Dining Kitchen.

OPEN PLAN LIVING DINING KITCHEN

26' 2" x 10' 10" (7.99m x 3.31m) With part wood effect flooring, spotlights to ceiling, fitted with a range of wall, base units and drawers with Corian work surfaces, five ring gas hob with feature extractor fan over, Corian sink unit and drainer with mixer tap and hot water dispenser, space for a wine cooler, integral appliances to include Miele plate warmer, fan assisted electric oven, combination microwave oven, fridge and freezer, full height picture window overlooking the Marina, two windows to the side elevation and under floor heating.

WC

3' 1" x 4' 6" (0.94m x 1.39m) With tiled flooring, WC, wash hand basin and under floor heating.

FIRST FLOOR LANDING

With doors leading to two Bedrooms and Bathroom.

BEDROOM 1

15' 5" x 9' 10" (4.72m x 3.00m) With double sliding doors leading to the balcony, under floor heating and doors to the Dressing Room and En-Suite.

DRESSING ROOM

13' 3" x 9' 2" (4.04m x 2.80m) With balcony overlooking the Living Area and a range of fitted wardrobes.

EN-SUITE

7' 6" x 6' 0" (2.29m x 1.83m) With suite to comprise of shower, WC and wash hand basin, fitted cupboard and chrome towel radiator.

BEDROOM 2

11' 9" x 9' 9" (3.59m x 2.98m) With sliding doors leading to the balcony and under floor heating.





BALCONY

7' 9" x 20' 4" (2.38m x 6.22m) With views over the front of the development.

BATHROOM

7' 6" x 5' 11" (2.29m x 1.81m) With tiled floor, tiled walls, towel radiator and suite to comprise of bath with shower over, WC and wash hand basin.

OUTSIDE

Outside the property benefits from its own Mooring, a covered Car Port and two allocated parking spaces. 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.net

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 - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge Mortgage and Home Property Lawyers who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services 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 them we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial services products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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

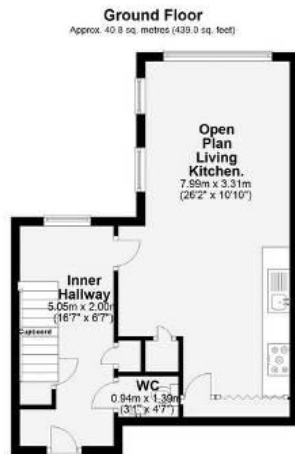
1. None of the services or equipment has been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 their own use and the vendors (Lessors) for whom they act as Agents given in ethical:

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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Total area: approx. 94.8 sq. metres (1020.3 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp
18 Marine Point Apartments

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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.

