



## 25 Ellisons Quay

Burton Waters, Lincoln, LN1 2GG

**£299,500**

A high specification three bedroom duplex apartment on the sought after Burton Waters development, just to the West of the Cathedral City of Lincoln with fantastic views across the Marina. The property has immaculate accommodation comprising of Entrance Hall, open-plan Kitchen and Lounge with idyllic Marina views, mezzanine Dining Room, Laundry Room, three Double Bedrooms, Master En-Suite Shower Room and Luxury Family Bathroom. Outside there are two allocated parking spaces in a gated car park and a mooring. This property benefits from no onward chain.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING – B**

#### **COUNCIL TAX BAND – C**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **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 with 24 hour manned station and CCTV. Facilities on the site include shops, cafes, restaurants, solicitors, Woodcocks pub and restaurant and 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.





## DIRECTIONS

Leave Lincoln via Carholme Road passing the Racecourse and Golf Club. At the roundabout, go straight across and follow the A57 and then at the next roundabout turn left. Continue along and then turn left onto the Burton Waters Development. All viewings must report to security for access onto the development.

## INVESTMENT OPPORTUNITY

The property has previously been rented for £1300pcm.

## LEASEHOLD INFORMATION

Length of Lease - TBC

Years Remaining on Lease - TBC

Burton Waters Management Ltd - £1,419.38 per annum.

Frobisher House - £528.75 per annum.

Mooring Fees: £1,598.64 per annum.

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

**NOTE** - The property is tenanted until August 2025.

## ACCOMMODATION

### ENTRANCE HALL

With staircase to First Floor and radiator.

### FIRST FLOOR LANDING

With staircase to Second Floor, radiator, spotlights and storage cupboard.

### LOUNGE AREA

19' 1" x 9' 10" (5.83m x 3.0m), with double glazed Juliet balcony giving fantastic views over the Marina, impressive vaulted ceiling, wall lights and radiator.

### KITCHEN AREA

16' 7" x 10' 11" (5.08m x 3.34m), fitted with a range of wall, base and drawer units with work surfaces over, integrated Neff appliances including electric oven and hob, extractor fan, microwave, washing machine, dishwasher, fridge and freezer, stainless steel 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, spotlights, radiator and double glazed window to the rear aspect giving views over the Marina.

### BEDROOM 2

11' 3" x 10' 2" (3.43m x 3.11m), with double glazed window to the front aspect, radiator and Sharps fitted wardrobes and bedside tables.

### BEDROOM 3

9' 7" x 9' 0" (2.93m x 2.75m), with double glazed window to the front aspect, radiator and Sharps fitted cupboards, drawers and bedside tables.



## LUXURY BATHROOM

6' 7" x 6' 6" (2.02m x 1.99m), fitted with a three piece suite comprising of panelled bath, wash hand basin in a vanity unit and WC with hidden cistern, chrome towel radiator, tiled walls and flooring and spotlights.

## SECOND FLOOR LANDING

With radiator, spotlights and airing cupboard.

## MEZZANINE DINING ROOM

9' 10" x 6' 7" (3m x 2.02m), with glass balcony overlooking the lounge area, built-in storage cupboards and radiator.

## LAUNDRY ROOM

4' 5" x 6' 8" (1.36m x 2.04m)

## BEDROOM 1

24' 5" x 16' 4 (max)" (7.46m x 4.98m), with double glazed windows to the front and rear aspects with fantastic views across the Marina, a range of Sharps fitted bedroom furniture including triple wardrobes, triple cupboards and bedside drawers, spotlights and two radiators.

## EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity unit and WC with hidden cistern, chrome towel radiator, tiled walls, tiled flooring and spotlights.

## OUTSIDE

To the front of the property there are two allocated parking spaces in a secure gated car park. The property also benefits from a mooring for a boat (Mooring Fees £1,598.64 per annum).

### 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](http://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 McFarland and Gilson Gray 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 Walter 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.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we 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 Home Buyer 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

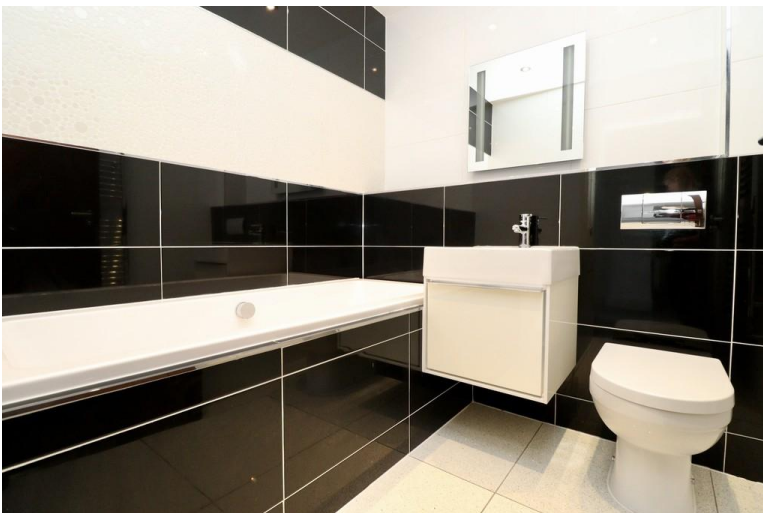
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 themselves and the vendors (Lessors) for whom they act as Agents give notice that:

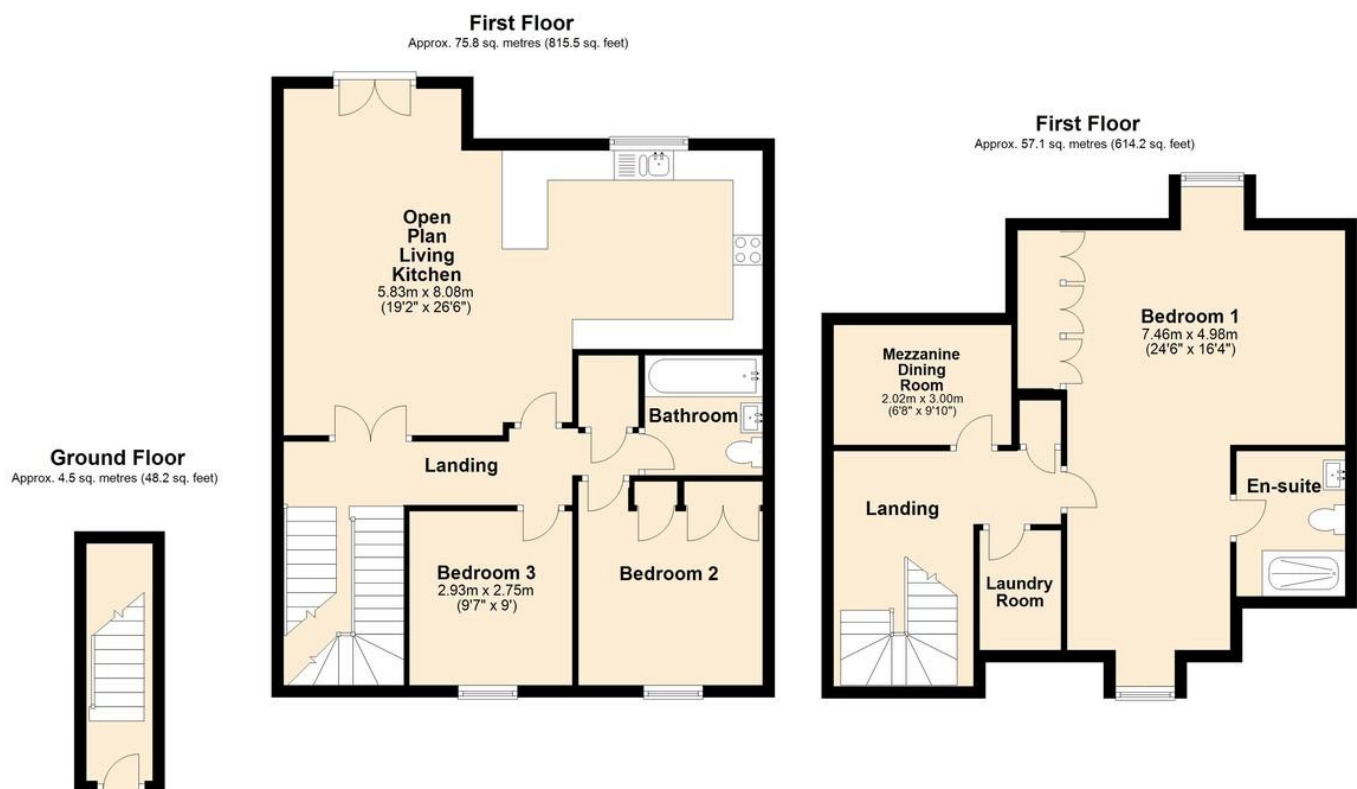
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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

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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 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.