



## Marine Point Apartments

Marine Approach, Burton Waters, LN1 2LW

**£185,000**

A two bedroom Ground Floor Apartment in a luxury complex on the prestigious Burton Waters development, close to the historic Cathedral and University City of Lincoln. Burton Waters is a gated marina development with 24 hours security. The apartment fronts onto the Marina with a mooring and has internal accommodation comprising of Communal Entrance Hall leading to Inner Hallway, open plan Lounge/Kitchen/Diner, two Double Bedrooms, Jack and Jill Shower Room to Bedroom One and a further Shower Room. The apartment enjoys panoramic views over the Marina. There is a garden immediately outside the apartment with the mooring close by. The property also benefits from underfloor heating and two allocated parking spaces.



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### SERVICES

All mains services available.  
Gas underfloor central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – B**

**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, 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.



## LEASEHOLD INFORMATION

Length of Lease - 999 Years (Less 7 Days) from 01/01/1999

Years Remaining on Lease - 974

Annual Ground Rent - £TBC

Ground Rent Reviewed - TBC

Annual Service Charge Amount - £TBC

Service Charge Reviewed - TBC

Managements Costs - approx. £1,900 per annum (for both site and block).

Mooring Fee - approx. £1,200 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 July 2025.

## ACCOMMODATION

### HALL

With storage cupboard and laminate flooring.

### LOUNGE

13' 0" x 12' 4" (3.98m x 3.76m), with double glazed sliding patio door and laminate flooring.

### KITCHEN/DINER

11' 3" x 9' 9" (3.44m x 2.98m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated washing machine, fridge freezer, dishwasher, microwave, electric oven, five ring gas hob with extractor fan over, spotlights, tiled flooring, tiled splashbacks and double glazed window and sliding patio door.

### BEDROOM 1

11' 3" x 10' 0" (3.44m x 3.06m), with double glazed window, two double wardrobes with sliding doors and laminate flooring.

### JACK AND JILL SHOWER ROOM

8' 8" x 6' 4" (2.66m x 1.95m), fitted with a three piece suite comprising of double shower cubicle, wall-mounted wash hand basin and close coupled WC, tiled walls, tiled flooring, shaver point and towel radiator.

### BEDROOM 2

12' 4" x 8' 4" (3.76m x 2.56m), with double glazed window, storage cupboards and laminate flooring,

### SHOWER ROOM

8' 6" x 3' 0" (2.61m x 0.92m), fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls, tiled flooring, shaver point, spotlights and towel radiator.

### OUTSIDE

The property benefits from two allocated parking spaces, a lawned garden and a mooring.





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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, 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 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 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 we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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.
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**Ground Floor**

Approx. 65.0 sq. metres (699.5 sq. feet)



Total area: approx. 65.0 sq. metres (699.5 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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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.

