



## 9 The Quays

Burton Waters, Lincoln, LN1 2XG

**£300,000**

NO ONWARD CHAIN - A modern three bedroomed, three storey, town house located in the popular Marina Development of Burton Waters and close to the historic Cathedral and University City of Lincoln. The property is well positioned in the modern development of The Quays and has views across the Marina from the first floor balcony. Internally the property is well presented and offers living accommodation to briefly comprise of Hallway and WC. The First Floor Landing leads to the Kitchen, Lounge with double doors leading to the balcony and Bedroom 1 with an En-Suite Shower Room. The Second Floor Landing leads to two further Bedrooms and a Bathroom. Furthermore, the property offers a Single Garage providing secure off road parking plus an additional parking space shown edged red on the plan within the gallery of pictures (labelled 31 as the property was formerly known as Plot 31). Viewing of the property is recommended.



## The Quays, Burton Waters, Lincoln, LN1 2XG



### SERVICES

All mains services available. Gas central heating.

### EPC RATING – B.

**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 from 1999.

**Years Remaining on Lease** - 974

**Annual Ground Rent** - approx. £1,185.69

**Ground Rent Reviewed** - TBC

**Annual Service Charge Amount** - TBC

**Service Charge Reviewed** - Annually

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

## ACCOMMODATION

### HALLWAY

With composite door and uPVC double glazed window to side elevation, laminate flooring, under stairs storage cupboard, radiator and stairs to the First Floor Landing.

### WC

5' 7" x 3' 10" (1.7m x 1.17m) With tiled floor, partly tiled walls, low level WC, vanity wash hand basin, heated towel rail, spotlights to ceiling and extractor fan.

### FIRST FLOOR LANDING

With uPVC double glazed window to side elevation, banister rail, radiator and stairs to the Second Floor Landing.

### KITCHEN

9' 8" x 6' 4" (2.95m x 1.93 m) With uPVC double glazed window to front elevation, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over and matching up-stands, integral oven and four ring ceramic hob with extractor fan over, 1 1/2 bowl stainless steel sink unit and drainer, integral fridge, dishwasher and washing machine and spotlights to ceiling.

### LOUNGE

15' 0" x 13' 0" (4.57m x 3.96m) With uPVC double glazed double doors leading to the balcony, laminate flooring, fire surround and hearth with electric fire inset, two radiators and under stairs storage cupboard.

### BALCONY

16' 8" x 13' 0" (5.08m x 3.96m) With decked flooring and enjoying views across the Marina.

### BEDROOM 1

19' 5" (max) x 9' 5" (5.92m (max) x 2.87m) With uPVC double glazed window to side elevation and radiator.

### EN-SUITE

8' 9" x 3' 6" (2.67m x 1.07 m) With uPVC double glazed window to front elevation, tiled floor, fully tiled walls, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, heated towel rail, spotlights to ceiling and extractor fan.

### SECOND FLOOR LANDING

With access to roof void, banister rail and radiator.

### BEDROOM 2

13' 0" x 9' 9" (3.96m x 2.97 m) With radiator and sliding doors leading to the balcony which overlooks the Marina.





### BEDROOM 3

13' 0" (max) x 8' 2" (3.96m (max) x 2.49m) With two uPVC double glazed windows to front elevation, radiator and over stairs storage cupboard.

### BATHROOM

6' 4" x 6' 1" (1.93m x 1.85m) With tiled floor, fully tiled walls, suite to comprise of low level WC, wash hand basin and bath with mains shower over, heated towel rail, spotlights to ceiling and extractor fan.

### OUTSIDE

To the front of the property there is a Single Garage providing secure off road parking plus an additional parking space shown edged red on the plan within the gallery of pictures (labelled 31 as the property was formerly known as Plot 31).

### GARAGE

19' 9" x 9' 7" (6.02m x 2.92m) Housing the gas fired central heating boiler.

**NOTE:** Please note that the photographs used in the marketing of this property were taken prior to the current tenancy in 2022.

#### 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

Sole & Betteridge, Bridge McFarland, Ringrose 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 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.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive a 10-30% 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 a £10 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 Home Buyer Reports, call 01522 550088 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 work out the cost of financing your purchase.

#### NOTE

1. None of these 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 their own use and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline of 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 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 or inspection, your own advisor or conveyancer, particularly on terms stated herein and not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 35 3705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

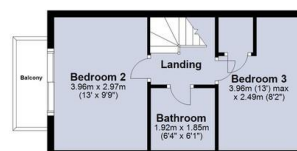
**First Floor**  
Approx. 55.0 sq. metres (592.5 sq. feet)



**Ground Floor**  
Approx. 27.3 sq. metres (293.7 sq. feet)



**Second Floor**  
Approx. 30.0 sq. metres (323.2 sq. feet)



Total area: approx. 112.4 sq. metres (1209.4 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 Planitrac

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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.

