



## 50 Ellisons Quay

Burton Waters, Lincoln, LN1 2GG



Book a Viewing!

**£259,500**

A larger than average two bedroom terraced house on the popular Burton Waters marina development, just to the West of the Cathedral City of Lincoln. The property has spacious accommodation comprising of Hall, WC/Utility, fitted Kitchen with appliances, Lounge Diner and a First Floor Landing leading to Master Bedroom with Balcony and En-Suite Shower Room, Second Bedroom with Dressing Area, and a Family Shower Room. Outside there is a rear garden with stunning views over the marina, two allocated parking spaces and the property further benefits from a mooring. Viewing of this spacious property is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING – C**

**COUNCIL TAX BAND – C** (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 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.





## LEASEHOLD INFORMATION

Length of Lease - 999 Years

Years Remaining on Lease - 975

Annual Ground Rent - approx. £1,457.33 per annum (2024).

Mooring Fee - approx. £1,598.64 per annum (2024).

Ground Rent Reviewed - Annually in March

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

## ACCOMMODATION

**HALL** With staircase to the First Floor and radiator.

**WC/UTILITY** 5' 10" x 4' 1" (1.78m x 1.27m), with close coupled WC, pedestal wash hand basin, space for a washing machine, wall-mounted gas-fired central heating boiler, towel radiator, part-tiled walls and double glazed window to the side aspect.

**KITCHEN** 9' 6" x 6' 3" (2.91m x 1.92m), fitted with a range of wall and base units with work surfaces over, integrated fridge, freezer and dishwasher, electric oven with five ring gas hob and extractor fan over, stainless steel 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, spotlights and double glazed window to the front aspect.

**LOUNGE/DINER** 14' 11" x 12' 11" (4.55m x 3.96m), with double glazed French doors providing access to the rear garden and fantastic views of the Marina, understairs storage cupboard and radiator.

**FIRST FLOOR LANDING** With loft access point and airing cupboard.

**BEDROOM 1** 13' 4" x 13' 0" (4.07m x 3.97m), with radiator and double glazed French doors providing access to the balcony and fantastic views of the Marina.

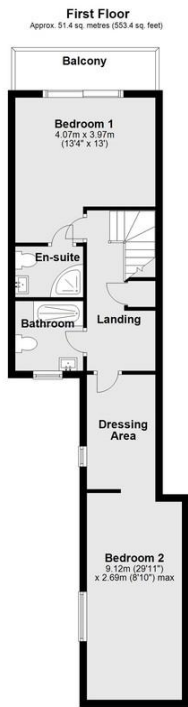
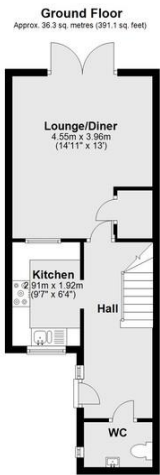
**EN-SUITE SHOWER ROOM** 4' 8" x 5' 5" (1.43m x 1.67m), fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, towel radiator, part-tiled walls, tiled flooring and spotlights.

**BEDROOM 2 WITH DRESSING AREA** 29' 11" x 8' 9" (9.12m x 2.69m), a spacious room with a dressing area, two double glazed windows to the side aspect and two radiators.

**SHOWER ROOM** 6' 5" x 6' 2" (1.96m x 1.88m), fitted with a three piece suite comprising of walk-in shower cubicle, pedestal wash hand basin and close coupled WC, towel radiator, part-tiled walls, tiled flooring, spotlights and double glazed window to the front aspect.

**OUTSIDE** The property benefits from two allocated parking spaces. To the rear there is a garden laid to artificial lawn with patio seating area and access to/views of the Marina. The property has a pleasant balcony from the Master





Total area: approx. 87.7 sq. metres (944.4 sq. feet)  
For illustration purposes only.  
Plan produced using PlanUp.

## Bedroom. There is a mooring for a boat.

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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.

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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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**GETTING A MORTGAGE**  
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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**  
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