



16 Marine Point Apartments, Marine Approach

Burton Waters, Lincoln, LN1 2LW



Book a Viewing!

Guide Price £119,000

A One Bedroom Second Floor Apartment on the ever popular Burton Waters Marina Development. The property has well-presented living accommodation comprising of Communal Entrance Hallway with lift and stairs to the Second Floor, Inner Hallway, Open Plan Living Kitchen and Dining Area giving access to a private balcony, a Double Bedroom and modern Bathroom. Marine Point Apartments is a secure and electrically gated residential area within Burton Waters itself. Within the gated communal area the property has an allocated parking space. The property further benefits from its own mooring and access to the communal patio and gardens with views over the Marina. Viewing is recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE – Leasehold.

VIEWINGS - By prior appointment through Mundys.

LEASEHOLD INFORMATION

Length of Lease - 999 years, from 1 January 1999

Years Remaining on Lease - 972 years

Annual Marine Point Apartments Service Charge Amount - £1,822.74

Annual Burton Waters Service Charge Amount - £1,727.66

Annual Burton Waters Mooring Service Charge Amount - £1,742.22

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





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.



ACCOMMODATION

COMMUNAL ENTRANCE

With secure intercom entrance door, staircase and lifts to all floors and doors leading out to the communal garden area.

HALLWAY

With intercom system, spotlights, wood effect laminate flooring with underfloor heating and storage cupboard housing the boiler.

OPEN PLAN LIVING KITCHEN DINER 20' 2 (max)" x 16' 1 (max)" (6.15m x 4.9m)

KITCHEN AREA

Fitted with a modern range of wall and base units with work surfaces over, eye level electric oven, 5 ring gas hob with extractor fan over, stainless steel 1½ bowl sink unit with side drainer and mixer tap over, integral fridge, freezer, washing machine and dishwasher, laminate flooring with underfloor heating, tiled splashbacks, double glazed picture window and spotlights.

LIVING AREA

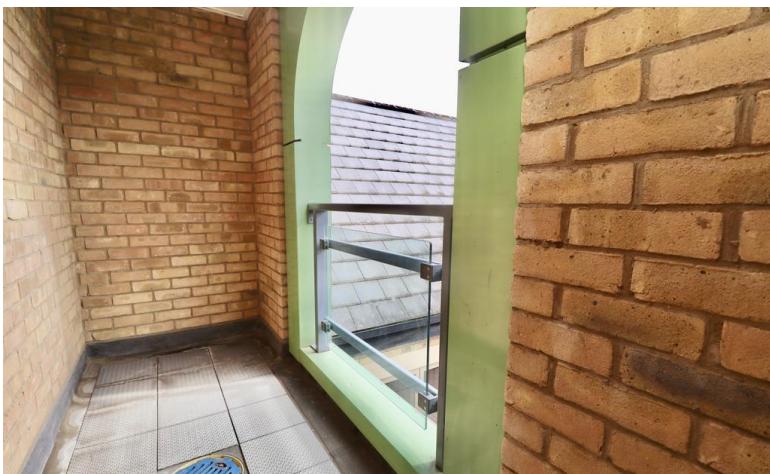
With double glazed window, double glazed door to the balcony and storage cupboard.

BEDROOM

16' 0" x 9' 11" (4.89m x 3.03m) With double glazed window and underfloor heating.

BATHROOM

9' 4" x 5' 7" (2.86m x 1.72m) Fitted with a three piece suite comprising of P-shaped panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit with storage beneath and close coupled WC, towel radiator, tiled flooring and walls, shaver point and double glazed window.





OUTSIDE

Outside the property benefits from a private Mooring and an allocated parking space within a secure gated car park. There is a balcony accessed from the living area. There are also communal seating areas enjoying views over the Marina.

WEBSITE

Our detailed web site 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 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.

CW&H, J Walker and Julian Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

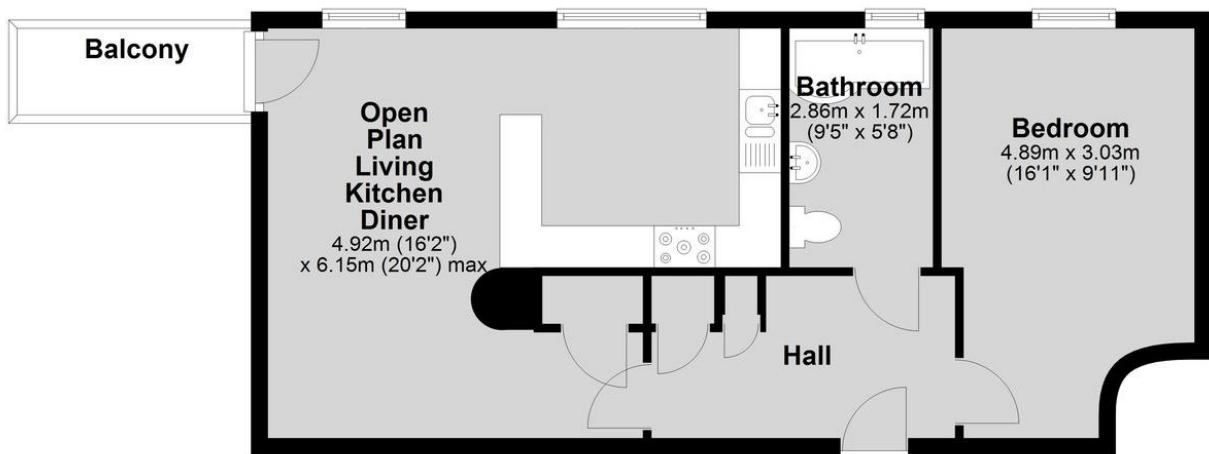
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



Total area: approx. 53.7 sq. metres (577.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

