



9 Marina Court

Burton Waters, Lincoln, LN1 2ZL

£1,250 pcm

An immaculate three Bedroom modern town house situated in an exclusive gated courtyard development within the sought after Burton Waters development. The property offers spacious accommodation comprising of Entrance Hall, Cloakroom/WC, Open Plan Kitchen/Living/Dining Room and a First Floor Landing leading to three Bedrooms, Master with En-suite and Balcony and a Shower Room. The property has a rear garden with stunning views across the marina, a driveway and a further allocated parking space.



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

The accommodation briefly comprises of Entrance Hall, Cloakroom/WC, Open Plan Kitchen/Living/Dining Room with appliances and bi-fold doors to the Garden, First Floor Landing leading to three Bedrooms, Master with En-suite and Balcony and Shower Room. Viewing Highly Recommended

OUTSIDE

To the front of the property there is a block paved driveway as well as a further allocated parking space close by. There is a brick store to the front of the property and a front garden with mature shrubs. To the rear aspect there is an enclosed garden laid to lawn with patio seating area and flowerbeds and gated access to the Marina.

RENT AND DEPOSIT

The asking Rent for the property is £1,250.00 per calendar month and the Tenancy Deposit is £1,440.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £285.00

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

- Immaculate 3 Bedroom Town House
- Sought After Burton Waters Development
- Open Plan Living/Kitchen/Diner
- Garden with Views of the Marina
- Block Paved Driveway & Further Allocated Parking Space
- 3 Bedrooms, En-suite & Balcony to Master
- Secure Gated Development
- EPC Rating - B
- Council Tax Band C - West Lindsey District Council
- Viewing Highly Recommended



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.