



17 The Lakeside, Barton Marina, Barton under Needwood, DE13 8FN



Enjoying an enviable outlook over the picturesque lakes of Barton Marina is this contemporary first floor apartment, benefitting from immaculately presented interiors, two double bedrooms and an idyllic setting within The Lakeside, a gated community of luxurious apartments. Having been upgraded throughout, the beautifully presented interiors feature Neff integrated kitchen appliances, fitted wardrobes to both bedrooms and additional bathroom tiling, with balconies from both the living area and master bedroom enjoying a picturesque outlook over the tranquil Marina lakes. Accessed via a secure fob/intercom system, both a lift and staircase rise to the first floor apartment, where a communal hallway shared with one other property leads to the front door. Inside, the reception hall leads off to an open plan kitchen with living and dining areas, two double bedrooms, a utility room and a modern bathroom, with an en suite and dressing room also servicing the master suite. A covered balcony offers a private space for the master suite, and a second spacious balcony is accessed from the open plan living

area. The apartment benefits from two allocated parking spaces set within the courtyard, and an internal viewing of this contemporary home is highly advised to appreciate the tranquil and exclusivity offered.

Secure electric gates lead into the parking for the apartments and just outside the gatehouse style entrance is Barton Marina with its collection of boutique shops, cafes, the recently opened Red Carpet Cinema and the popular Waterfront Bar and Restaurant. The Lakeside is walking distance from the character High Street of Barton under Needwood, where there is a Co-op, further shops, pubs and a cafe, a pharmacy, doctors surgery and village hall. John Taylor High School is also situated within the village. Further amenities can be found in Burton on Trent and Lichfield and the location is ideally placed for travel on the A38, M6 and A50. From Lichfield, two rail stations provide direct links to Birmingham, London (in 80 minutes) and further afield, and the International Airports of Birmingham and East Midlands are both within an easy drive.

- First Floor Luxury Apartment
- Exclusive Lakefront Setting with Views
- Contemporary Open Plan Living
- Kitchen with Integral Appliances
- Two Double Bedrooms
- Master Dressing Room & En Suite
- Family Bathroom
- Balcony overlooking Idyllic Marina
- Allocated Parking & Secure Electric Gates
- Idyllic Setting with Marina Walks Nearby
- 'Outstanding' School Setting
- Well Placed for A38, M6 Toll & A50
- Train: Lichfield to London (80 mins)

Secure coded access opens into the main block, where both stairs and a lift rise to the upper floors and there is a useful storage locker belonging to the property. The apartment is set to the first floor, where a glazed vestibule leads to the private front door.

Reception Hall

This private hallway has marble tiled flooring and doors into the bedrooms, bathroom and utility, as well as into:

Open Plan Living & Dining Kitchen 7.5 x 4.2m (approx. 24'7 x 13'9)

This contemporary open plan space **Kitchen** comprises a range of upgraded gloss wall and base units with quartz worksurfaces over and feature lighting, housing an inset sink and integral appliances including Neff induction hob, Neff single oven, fridge, freezer and slimline dishwasher. The kitchen has marble tiled flooring and ample space for a dining area, with an immaculate living area having sliding doors out to a **Balcony** enjoying a tranquil outlook over the Marina lakes

Utility 2.0 x 1.8m (approx. 6'6 x 5'11)

Fitted base units house a Hoover washing machine which is included in the sale, and this useful space has been upgraded with additional wall units







Doors open from the L shaped hallway into:

Master Bedroom 4.18 x 3.5m (approx. 13'8 x 11'5)
A stunning principal suite, having sliding doors opening out to a private covered Balcony overlooking the Marina lakes. An opening leads into the **Dressing Room** 2.15 x 1.2m (approx. 7'0 x 3'11) which is fitted with an array of mirrored wardrobes, and this bedroom has private use of:

En Suite 2.83 x 1.6m (approx. 9'3 x 5'3)
Fitted with a modern suite having fitted wash basin, WC and double shower, with upgraded tiling to the floor and walls, a heated towel rail and an obscured window. A cupboard houses storage and the wall mounted boiler



Bedroom Two 3.3 x 2.72m (approx. 10'9 x 8'11) + wardrobes
Another double room having a window with open views and a range of fitted wardrobes

Bathroom 2.14 x 1.68m (approx. 7'0 x 5'6)
Comprising a white suite having fitted wash basin, WC and bathtub, with upgraded tiling to the floor and walls and a heated towel rail

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Outside

Within the landscaped communal courtyard there are two allocated parking spaces with ample additional visitors parking available within the main Marina car park. Secure electric gated access for both vehicles and pedestrians opens into the development, with a fob/intercom system giving access into each apartment block. Both a staircase and a lift rise to the first floor, and there is an exterior post box and a useful storage locker accessed from the ground floor communal hall

The apartment benefits from two private **Balconies**, both of which overlook idyllic Marina views. A **Balcony** from the master bedroom provides a cosy covered seating area, with a second Balcony accessed from the living area and being an ideal spot for alfresco dining whilst enjoying the peaceful surroundings and views over this idyllic lakeside

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.