

- Stunning Duplex Apartment
- Exclusive Marina Development
- Secure, Gated Community
- 3 Double Bedrooms, 3 Bathrooms
- Impressive 28'3" Living Area
- Balcony With Cathedral Views
- Parking For 2 Cars & Mooring
- Viewing Highly Recommended

Marine Approach, Burton Waters, LN1 2LW,  
£275,000





**STUNNING DUPLEX APARTMENT WITH MARINA VIEWS!** Located within the exclusive, gated and secure marina development of Burton Waters is this superb duplex penthouse apartment on Marine Approach. This spacious and well appointed property has beautiful views over the marina, its own private mooring, balcony with views of Lincoln Cathedral and has accommodation spread over two floors which briefly comprises entrance lobby, entrance hallway, wc, impressive 28'3 open plan living area with marina views and high vaulted ceiling, first floor landing, 3 double bedrooms (one of which is suitable as a sitting room), mezzanine dressing room to the master bedroom, two ensuite shower rooms and separate bathroom. The property also benefits from a very well maintained communal entrance, communal garden areas overlooking the marina, intercom entry system and parking for two cars. Viewing essential!! **NO CHAIN!!** Council tax band: C. Leasehold.



### Entrance Lobby

Having laminate wood effect flooring, coved ceiling, telephone and video screen for intercom entry system and door into:

### Entrance Hallway

Having laminate wood effect flooring, airing cupboard housing central heating boiler, stairs rising to first floor, understairs storage cupboard and window with views over marina.

### WC

Having low level WC, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, heated towel rail and extractor.

### Open Plan Living Area

28' 3" x 12' 8" max (8.60m x 3.86m)

Having kitchen area with a range of matching wall and base units, granite effect work surfacing with matching upstands, inset sink unit with mixer taps over, built-in oven, hob and cooker hood, integral fridge and freezer, integral dishwasher, integral washing machine, laminate wood effect flooring, double aspect windows overlooking the marina and coved ceiling.

### First Floor Landing

### Master Bedroom

23' 8" max x 10' 0" max (7.21m x 3.05m)

Having coved ceiling and sliding patio door leading onto balcony.

### Dressing Room

9' 0" x 6' 6" (2.74m x 1.98m)

Having mezzanine overlooking the living area with storage cupboard and downlights.

### En-Suite

Having 3 piece suite comprising corner tiled shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, ceramic tiled floor, fully tiled walls, electric shaver point and extractor.

### Bedroom 2

17' 5" x 9' 4" (5.30m x 2.84m)

Having window with views over the marina and coved ceiling.

### En-Suite

Having 3 piece suite comprising shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, ceramic tiled floor, heated towel rail, fully tiled walls, extractor and electric shaver point.

### Bedroom 3

11' 10" x 9' 8" (3.60m x 2.94m)

Being suitable for use as an additional sitting room and having laminate wood effect flooring, coved ceiling and sliding patio door leading onto balcony.

### Bathroom

Having 3 piece suite comprising freestanding roll edged bath with mixer taps over, pedestal wash hand basin, low level WC, ceramic tiled floor, heated towel rail, fully tiled walls, electric shaver point and extractor.

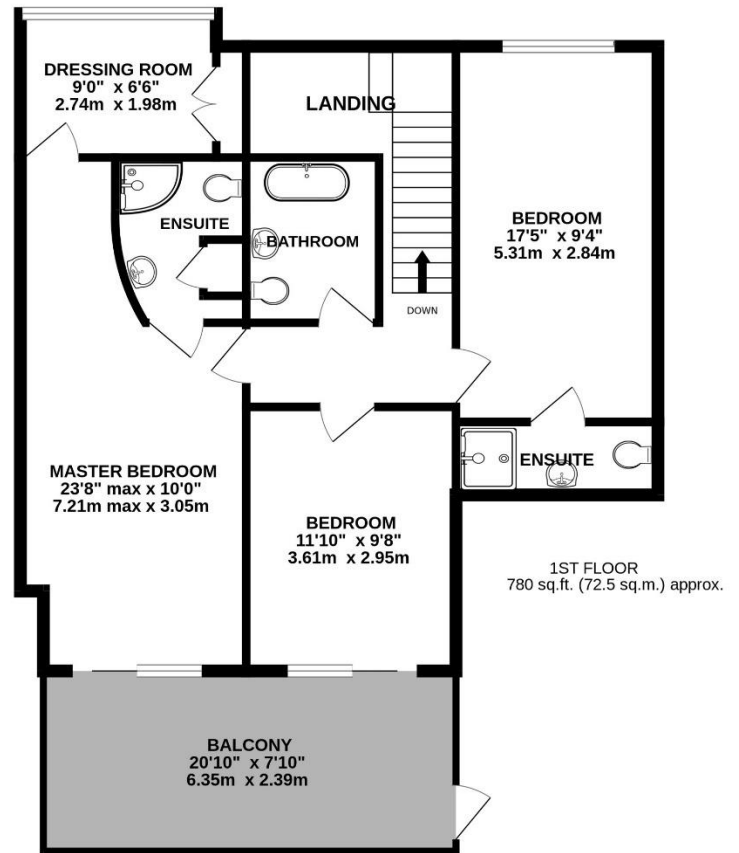
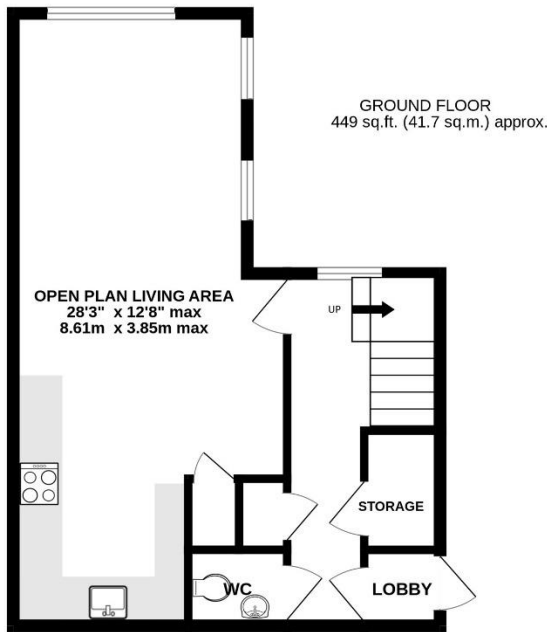
### Outside

The property benefits from a well maintained communal garden areas with views over the marina and it's own private carport and adjacent parking space providing space for 2 vehicles.

### Agents Note

The property is being offered for on a leasehold basis. The lease is a 999 lease which commenced in April 2003. Leasehold - 999 years from April 2003 Mooring License: £1332.20 +vat per annum Burton Waters service charge - £1419.18 +vat per annum Apartment block service charge - £1,378362 +vat per annum Total £4130 +vat (£4956.06 including vat)





TOTAL FLOOR AREA: 1229 sq.ft. (114.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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