



- Beautiful Ground Floor Apartment
- Exclusive Marina Development
- Secure, Gated Community
- 2 Double Bedrooms & 2 Bathrooms

- Impressive 20'2" Living Area
- Private Waterside Garden
- Parking For 2 Cars & Mooring
- Recently Refurbished Throughout

Marine Point Apartments, Burton Waters, LN1 2LW,  
£235,000







**REFURBISHED APARTMENT WITH MARINA VIEWS AND PRIVATE GARDEN!** Located within the exclusive, gated and secure marina development of Burton Waters is this superb ground floor apartment on Marine Approach. This spacious and well appointed property has beautiful views over the marina and has recently benefited from a scheme modernisation to include new kitchen, new ensuite, new shower room, flooring and decor and briefly comprises spacious entrance hallway, impressive 20'2 open plan living area with large west facing windows and french doors overlooking the marina, 2 double bedrooms (one of which is suitable as a sitting room), ensuite shower room to master bedroom and separate luxury shower room. The property also benefits from its own private waterside garden area, very well maintained communal entrance, communal garden areas overlooking the marina, intercom entry system and parking for two cars. Viewing is essential!! **NO CHAIN!!** Council tax band: C. Leasehold.



### Entrance Hallway

Having main entrance door, telephone for intercom entry system and underfloor heating.

### Open Plan Living Area

20' 2" max x 16' 10" max (6.14m x 5.13m)

Having living area with large west-facing windows and French doors overlooking the marina, laminate wood effect flooring with underfloor heating, LED downlights, coved ceiling, recently refurbished kitchen area with a range of matching wall and base units, slide out larder, corner carousel units, attractive slimline marble effect work surfacing with matching upstands, one and a half bowl sink unit with mixer taps over and waste disposal unit, built-in eye level oven, additional microwave oven, induction hob with cooker hood over, integral full height fridge freezer, integral dishwasher and integral washing machine.

### Master Bedroom

16' 2" x 9' 7" min (4.92m x 2.92m)

Having window overlooking the marina, a range of quality fitted units to include wardrobes with matching storage cupboards, laminate wood effect flooring with underfloor heating, coved ceiling and LED downlights.

### En-Suite

Having recently refurbished 3 piece suite comprising tiled shower cubicle with mains fed rainfall shower, additional handheld shower and folding glass shower door, wall hung wash hand basin, low level WC with concealed cistern, attractive ceramic tiled floor, heated towel rail, fully tiled walls, LED downlights, mirror cabinet and extractor.

### Bedroom 2

14' 7" max x 9' 6" (4.44m x 2.89m)

Being currently used as a sitting room. Having window with views over the marina, cupboard with underfloor heating controls, additional cupboard with central heating boiler, cupboard for coats, laminate wood effect flooring with underfloor heating, coved ceiling and LED downlights.

### Luxury Shower Room

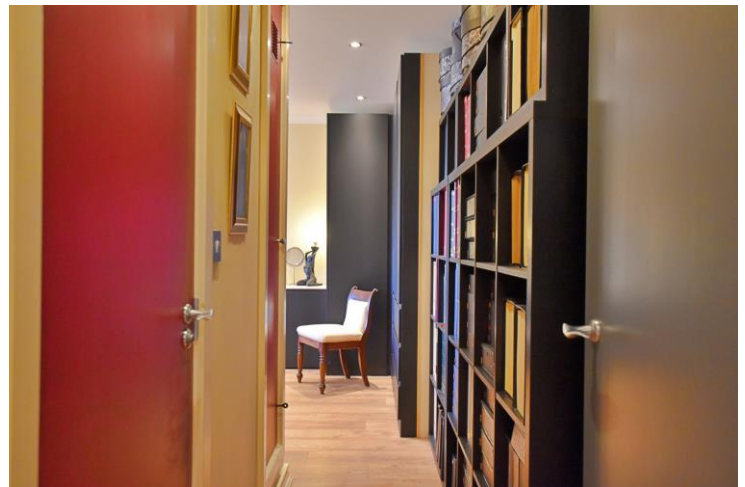
Having recently refurbished luxury 3 piece suite comprising large walk-in tiled shower cubicle with mains fed rainfall shower, additional handheld shower and glass shower screen, pedestal wash hand basin, low level WC, ceramic tiled floor, fully tiled walls, heated towel rail, LED downlights, large mirror cabinet and extractor.

### Outside

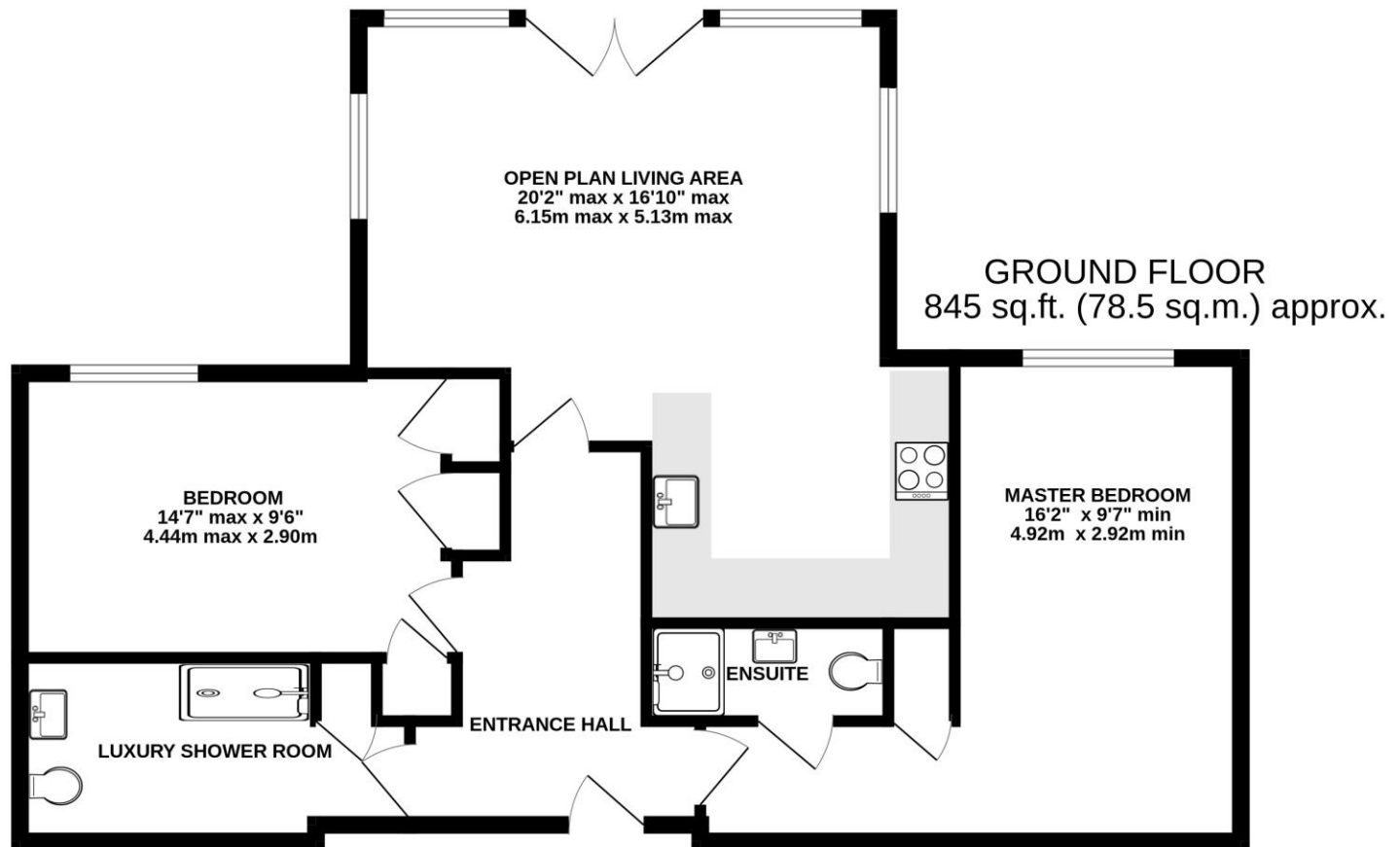
The property has it's own private waterside garden area and also benefits from communal garden areas and parking for 2 vehicles, to include private carport and additional parking space.

### Agents Note

The property is being offered for on a leasehold basis. The lease is a 999 lease which commenced in April 2003. Service charges are applicable as follows: Mooring License: £1,182.65 +vat per annum, Burton Waters service charge - £1,214.44 +vat per annum, Apartment block service charge - £1,230.14 +vat per annum. Total £3,627.23 +vat (£4,352.68 including vat)







TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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