



Marine Point Apartments Marine Approach, Burton Waters Lincoln LN1 2LW

welcome to

Marine Point Apartments Marine Approach, Burton Waters Lincoln

This beautifully presented and spacious ground floor apartment is situated within the sought after gated community of Burton Waters. Boasting modern accommodation throughout, two generous bedrooms, outdoor seating area, panoramic marina views and a mooring.



Entrance Hall

With airing cupboard, inset ceiling lights and tiling to the floor.

Open Plan Kitchen / Living

20' 1" max x 16' 1" max (6.12m max x 4.90m max)

With double glazed windows to the rear and side, double glazed double doors opening to the rear, a modern fitted kitchen in a range of high gloss wall and base units with work surfaces, integral oven, integral microwave, electric hob, integral fridge freezer, integral dishwasher, inset sink, breakfast bar with further storage, inset ceiling lights and tiling to the floor.

Bedroom One

17' 10" x 16' 10" (5.44m x 5.13m)

With double glazed window to the rear, tiled flooring and door to:-

En Suite

With shower, wc, wash hand basin and heated towel rail.

Bedroom Two

14' 7" x 9' 4" (4.45m x 2.84m)

With double glazed window to the rear and tiled flooring.

Jack And Jill Shower Room

With large walk in shower, wc, wash hand basin, laminate flooring and heated towel rail.

Outside

Property benefits from a seating area with beautiful marina views, access to a mooring and a covered carport providing off road parking as well as an additional parking space within the complex.



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Marine Point Apartments Marine Approach, Burton Waters Lincoln

- IMMACULATE & MODERN APARTMENT
- BEAUTIFUL MARINA VIEWS TO THE REAR
- OPEN PLAN KITCHEN / LIVING SPACE
- TWO GENEROUS DOUBLE BEDROOMS
- EN SUITE & JACK AND JILL SHOWER ROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR123141 - 0003

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