



The Quays, Burton Waters

Guide Price £300,000


MARTIN & CO

The Quays, Burton Waters

House - Townhouse

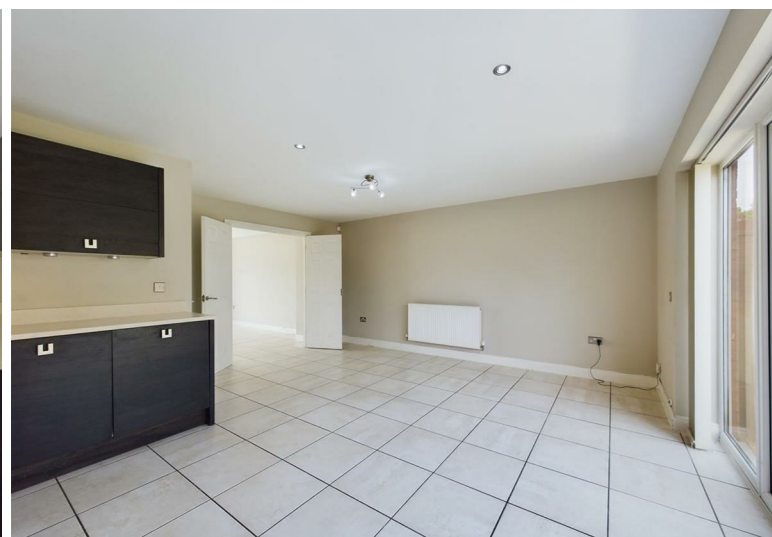
3 Bedrooms, 2 Bathrooms

Guide Price £300,000

- Exclusive Development
- Single Garage with Allocated Parking
- En-suite to Master Bedroom
- Views Overlooking the Marina
- 24hrs Gated Security
- No Onward Chain
- LEASEHOLD
- PEPPERCORN GROUND RENT
- SERVICE CHARGE - £1,419.38 PA
- EPC RATING B - COUNCIL TAX BAND C

Energy Efficiency Rating	
Current	Potential
84	94
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Three bedroom town house positioned within the gated Marina Development of Burton Waters. Comprising internally of a lounge, kitchen diner, cloakroom, three bedrooms, master with ensuite and a family bathroom. Externally overlooking the marina, allocated parking, single garage and gardens. No onward chain.

Burton Waters is a prestige development with a Marina and amenities including a 24 hour security with CCTV. Amenities include the Woodcocks pub and restaurant, shops, solicitors and access to the David Lloyd Sports Centre.

LOUNGE
17'10" x 14'8"
PVC French doors leading out to the gated patio area, tiled flooring, two radiators, light fitting, alarm control panel and the Drayton thermostatic control.

CLOAKROOM
6'6" x 3'7"
Concealed cistern WC and vanity sink, tiled flooring, low level wall tiling, heated towel rail, spot lit ceiling and extractor.

KITCHEN/DINER
17'10" x 16'1" max measurements
Base and eye level units with a quartz worksurface,



matching upstand and a recessed stainless steel sink and drainer grooves. Range of fitted NEFF appliances to include an oven, induction hob, extractor, fridge, freezer, dishwasher and a washer dryer. Spot lit ceiling and separate light fitting, radiator, tiled flooring, PVC French doors and side panels, mains consumer unit and housed iMini combination boiler.

STAIRS/LANDING

Carpet flooring, light fitting, storage cupboard, loft hatch access and a Drayton thermostatic control.

BEDROOM

8'11" x 7'4"

PVC window, carpet flooring, radiator and a pendant fitting.

BEDROOM

10'11" x 8'8"

PVC window, carpet flooring, radiator and a pendant fitting.

BATHROOM

7'7" x 5'7"

Fully tiled room with a three piece suite to include a concealed cistern WC, wall mounted wash basin and a panel bath with mains shower over. Heated towel rail, spot lit ceiling and extractor.

BEDROOM

17'10" x 9'10"

PVC window and patio doors leading to the balcony overlooking the marina, carpet flooring, two radiators and a pendant fitting.

ENSUITE

10'7" x 3'5"

Fully tiled room with a three piece suite to include a concealed cistern WC, wall mounted wash basin and a mains fed shower cubicle. Heated towel rail, spot lit ceiling and extractor.

GARAGE

18'6" x 9'9"

Up and over door to the front aspect, independently fused light and power.

OUTSIDE

Benefitting from a West facing outlook over the Marina with a patio area, planted borders with lighting and secure gating. Accessing from the kitchen diner is a garden being mainly laid to lawn with a patio, lighting, power and water supply.

FIXTURES & FIXTURES

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working

order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

LEASEHOLD INFORMATION

Lease Remaining - 975 Years

Ground Rent - Peppercorn

Service Charge - £1,419.38 per annum for the 24hr gated security, maintenance and management of the communal gardens.

Service Charge review period - Annually

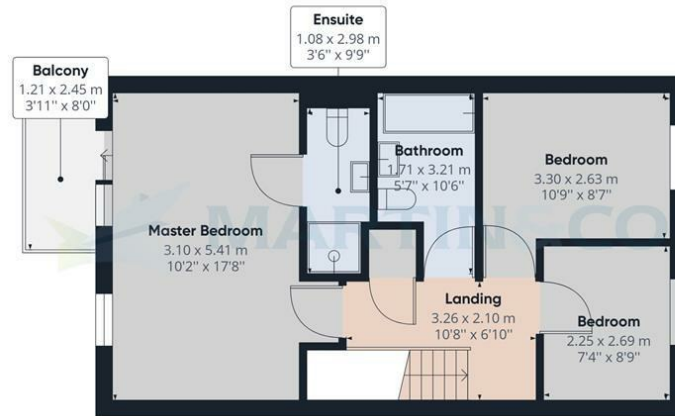
This information has been provided by the vendor and must not be relied upon or taken as accurate.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

99.37 m²
1069.63 ft²

Reduced headroom

0.19 m²
1.99 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has 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.