



## Marine Approach, Burton Waters, Lincoln



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**£140,000**

- Ground Floor Apartment
- Two Bedrooms
- NO ONWARD CHAIN
- Car Port & Secure Off Road Parking
- Secure Gated Residence
- Sought After Location
- Leasehold
- EPC rating D



Newton Fallowell are pleased to offer for sale this well presented Two Bedroom, Ground Floor Apartment. Located on the highly sought after complex of Burton Waters. The Apartment benefits from having private gated access, its own Mooring and being sold with NO ONWARD CHAIN. The accommodation on offer consists of Entrance Hall, Lounge, Kitchen Diner, Bathroom, Two Double Bedrooms with En-Suite to master. Outside the property, there are two covered parking spaces to the front and to the rear of the property there are two private patios overlooking the Marina.

Burton Waters is an exclusive Marina and residential development, With 24-hour manned security station with CCTV throughout the complex, shops, restaurants, pub and David Lloyd Sports Centre. Making this a perfect and safe place to live or holiday home.

### Entrance Hall

External door and window to front aspect, airing cupboard and underfloor heating.

### Lounge

3.75m x 4m (12'4" x 13'1")

Patio doors to side aspect with views over the marina, storage cupboard and underfloor heating.

### Kitchen Diner

3.43m x 3.02m (11'4" x 9'11")

Window to rear aspect and patio door to side aspect with views over the marina. fitted with a range of wall and base units with worktops over, integrated single oven, five burner gas hob with extractor over, integrated fridge freezer, dishwasher and washing machine and underfloor heating.





### Bedroom One

3.46m x 3.07m (11'5" x 10'1")

Window to rear aspect and underfloor heating.

### Jack and Jill Bathroom

Doors leading to bedroom one and hallway. Fitted with P-shaped bath with shower over, low level WC, wash hand basin and heated towel rail.

### Bedroom Two

3.75m x 2.55m (12'4" x 8'5")

Window to side aspect and underfloor heating

### En-suite

Fitted with shower cubicle, low level WC, wash hand basin and radiator.

### Outside Front

Communal gated car park with two covered allocated spaces.

### Outside Rear

Two landscaped patios with views over the marina. Also access to communal patio area with access to private mooring.

### Mooring

Charges: £1681.14 PA

### Lease Information

Marine Point Management Fee: £1476.17 PA

Burton Waters Management Fee: £1457 PA

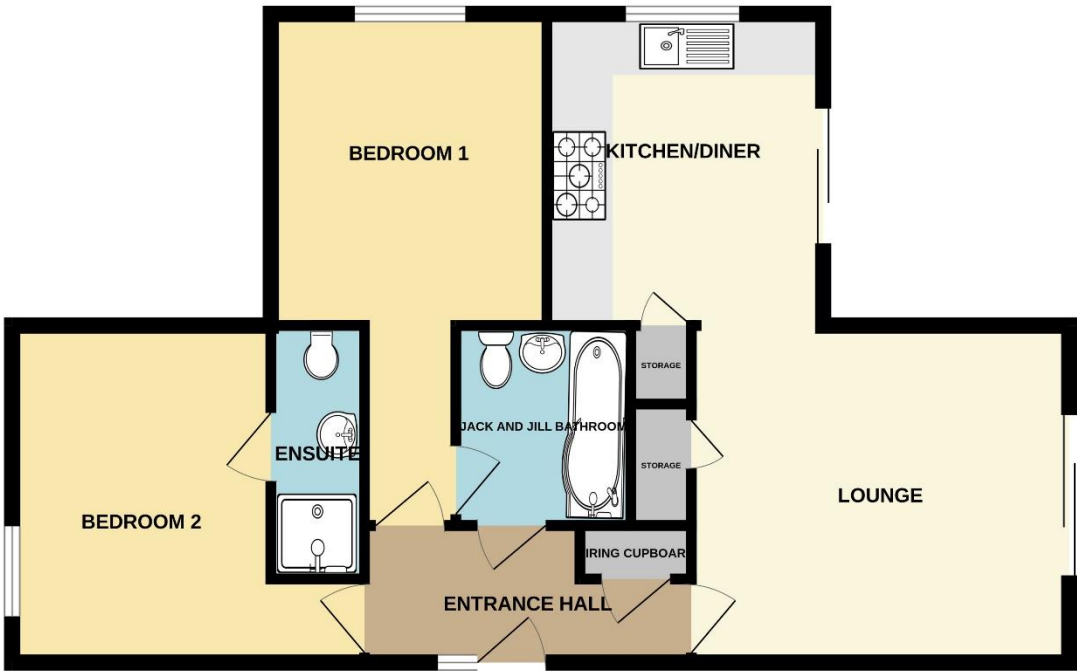


### Agent Note

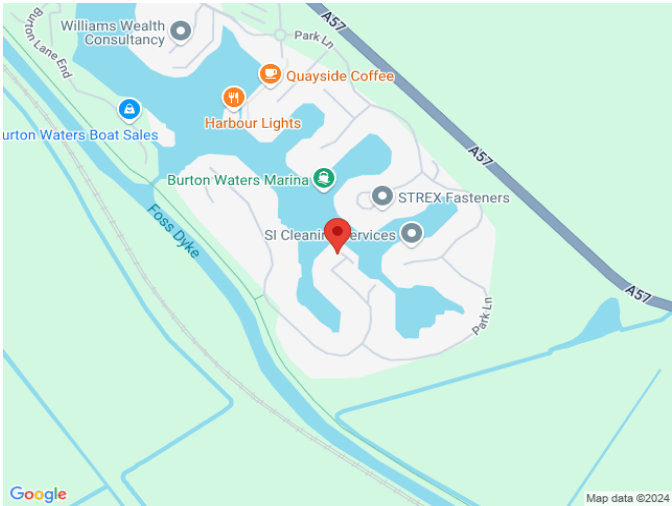
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Floorplan

GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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