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Marine Approach, Burton Waters



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property it must be


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Asking Price - £135,000



MODERN and STYLISH FIRST FLOOR APARTMENT - Ideal opportunity for 1st time buyers, investors or professionals. Sought after location, in secure and idyllic surroundings. Private mooring. *CLICK ON THE 360 INTERACTIVE VIRTUAL TOUR*

Key Features

- Riverside
- 1st floor apartment
- Modern & stylish accommodation
- Investment opportunity
- Ideal purchase for 1st time buyers
- Council Tax Band : A
- EPC rating B
- Tenure: Leasehold



Introduction

We are delighted to offer for sale this modern first floor apartment. An ideal property for professionals, a second home, or for investment. This is also, an affordable opportunity for first time buyers, looking to take the first step onto the property ladder. Sought after location in beautiful and secure surroundings. The property is well-presented throughout and comprises, entrance hall, open plan kitchen, dining and living area, master bedroom and modern bathroom. Outside there are 2 allocated parking spaces and a private mooring. The apartment is fully double glazed and has a gas fired under floor heating system. There was a brand new combi boiler installed in 2019. Council tax band: A

Situation

This wonderfully unique marina development is set in the midst of beautiful Lincolnshire countryside, adjacent to the Fosdyke Navigation Canal, and just two miles by water from the centre of the historic City of Lincoln. It falls within the parish of Burton. The gated residential area is built around a 15 acre marina and benefits from 24 hour security cover, offering residents full peace of mind knowing that both their homes and boats are secure, particularly important for those who have second homes. The award winning, New-England style homes situated around this idyllic waterside development many having waterfront gardens with private jetties and balconies. There is promenade of select shops, including a hairdressing salon, alternative therapy clinic, bistro and a restaurant built over the water, are just a part of the amenities available on this exclusive development. There is a David Lloyd Health, Leisure and Racquets

Club on site alongside the Woodcocks Pub and Restaurant all

Communal Entrance

Having stairs and lifts rising to the upper floors and communal storage cupboard.

Entrance Hall

3.92m x 1.72m

Front entrance door, laminate flooring, coving to ceiling, intercom - secure entry system, mains smoke alarm, L.E.D down lights and two built in storage cupboards.

Kitchen-Diner / Living Area (Open Plan)

6.32m x 2.89m

Kitchen area has a range of fitted base and wall units with contrasting roll edge work surfaces, integrated double oven, gas hob, stainless steel extractor canopy, space and plumbing for dishwasher and space and plumbing for washing machine. Wall mounted gas fired combi boiler concealed in a wall cupboard. There are tiled splash backs, one and half stainless steel sink unit, under unit lighting, coving to ceiling, ceramic tiled flooring, breakfast bar, L.E.D down lights and double glazed window to rear aspect.

Additional Living Area (Open Plan)

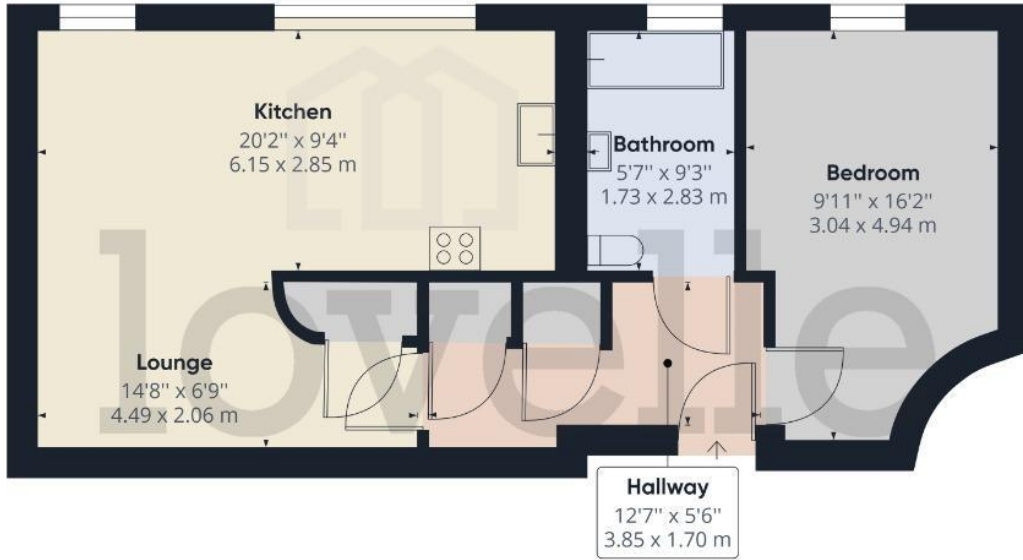
2.08m x 4.54m

The living and dining area has laminate flooring, coving to ceiling, L.E.D down lights, fitted storage cupboard and double glazed window to rear aspect.

Bathroom

1.73m x 2.86m

Modern fitted suite comprising, P-shaped bath with mains shower unit over, vanity wash hand basing and low level WC with concealed cistern. There are fitted cupboards and drawers, fully tiled walls, ceramic tiled flooring, shower wall socket, extractor fan, heated towel



Approximate total area⁽¹⁾

562.14 ft²
52.22 m²

(1) Excluding balconies and terraces

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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