



34 The Lakeside, Barton Marina, Barton under Needwood, DE13 8FN



Enjoying pleasant Marina and lake views is this luxurious first floor apartment, benefitting from two double bedrooms and a prime setting within the gatehouse to this desirable development. Being presented to the highest standard, this immaculate first floor apartment features a private entrance and offers the ideal lock-up-and-go, first time buy or downsize, having an array of high end amenities conveniently on your doorstep. The private entrance hall leads to stairs rising to the landing, where doors open into the open plan living space, two double bedrooms (one with en suite) and family bathroom. The living space feature bifold doors opening out to a private balcony with pleasant views, and there is allocated parking within the communal courtyard. The apartment features a modern kitchen with integrated appliances, quality bathrooms and fitted wardrobes to both bedrooms, with double glazed windows and mains gas underfloor heating extending throughout.

Secure electric gates lead into the parking for the apartments, with ample visitors parking also available at the Marina. and just outside the gatehouse style entrance is Barton Marina with its collection of boutique shops, cafes, independent eateries the recently opened Red Carpet Cinema and the popular Waterfront Bar and Restaurant.

The Lakeside apartments are within walking distance of the character High Street of Barton under Needwood, where there is a Co-op, further shops, pubs and a cafe, a pharmacy, doctors surgery and village hall to name a few. Further amenities can be found in Burton on Trent and Lichfield and the location is ideally placed for travel on the A38, M6 and A50. From Lichfield, two rail stations provide regular and direct links to Birmingham, London (in 80 minutes) and further afield, and the International Airports of Birmingham and East Midlands are both within an easy drive.

- Luxurious Gate House Apartment
- Secluded First Floor Position with Private Entrance
- Exclusive Lakeside Setting
- Contemporary Open Plan Living
- Kitchen with Integral Appliances
- Two Double Bedrooms
- En Suite & Bathroom Room
- Private Balcony with Views
- Allocated Parking
- Secure Gated Entrance
- Idyllic Setting with High End Amenities & Marina Walks Nearby
- Well Place for A38, M6 Toll & A50
- Train: Lichfield to London (80 mins)

A paved pathway leads from the courtyard to the front of the gate house, leading to the private Entrance Hall. Stairs rise to the first floor Landing 4.2 x 2.5m (approx. 13'9 x 8'2), where there are full height windows to the front and a door opens into a useful Utility Cupboard housing storage space and provisions for a washing machine. Further doors open into:

#### Open Plan Living & Dining Kitchen 5.98 x 3.82m (approx. 19'7 x 12'6)

An immaculately presented space having a luxuriously fitted kitchen and living and dining areas, with bifold doors opening out to a composite deck Balcony with glazed balustrading

The Kitchen comprises a range of wall and base units with Corian worksurfaces over, housing an inset sink and integrated appliances including dishwasher, fridge, freezer, double oven and induction hob. A feature half moon window with bespoke shutters enjoys views towards the moorings of Barton Marina and the kitchen has tiled flooring. There is space for a dining table and chairs, windows to the side overlook pleasant views and the bespoke TV unit with lighting and storage is available by separate negotiation





Doors open from the **Landing** into:

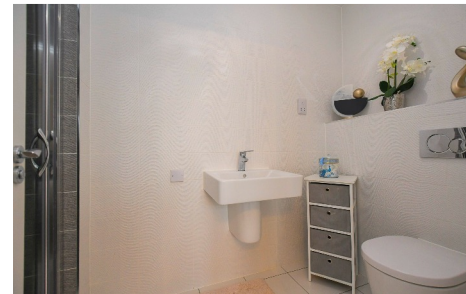
**Master Bedroom** 4.1 x 2.77m (approx. 13'5 x 9'1)  
A beautifully presented double room having full height arched windows and a Juliette balcony to the front and a mirrored fitted wardrobe. With private use of:

**En Suite** 2.65 x 1.34m (approx. 8'8 x 4'4)  
Comprising pedestal wash basin, WC and large shower, with tiled flooring and walls

**Bedroom Two** 3.9 x 2.8m (approx. 12'9 x 9'2) – max

Another double room having full height windows to the rear and a mirrored fitted wardrobe

**Family Bathroom** 2.27 x 1.71m (approx. 7'5 x 5'7)  
Fitted with a modern suite having pedestal wash basin, WC and bathtub, with tiled flooring, tiled walls and an obscured window





### Outside

Secure intercom operated electric gates open into the Lakeside apartments, where the property has two allocated parking spaces. There are landscaped communal gardens, and additional visitors parking is available within the Marina car parks

From the open plan living area, bifold doors open out onto a private **Balcony**, having glazed balustrading and overlooking views towards surrounding fields and the Marina lakes



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Area: 775 ft<sup>2</sup>



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