



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



Offered with no upward chain is this beautifully presented contemporary ground floor apartment set within the exclusive The Lakeside, a gated community of executive homes set overlooking the picturesque Barton Marina. This modern ground floor apartment is finished to a high specification throughout, with well maintained interiors comprising briefly entrance hall, open plan kitchen with living and dining areas, two double bedrooms, en suite bathroom and shower room. The master bedroom is also fitted with a range of mirror fronted wardrobes. Outside, a walled terrace provides space for outdoor seating and there are two parking spaces within the courtyard. The Lakeside is set close to Barton Marina and the lakes offer pathways suitable for all levels of fitness and an internal viewing of this contemporary home is highly advised to appreciate the tranquil setting and exclusivity of this one-of-a-kind place to live.

- **Ground Floor Luxury Apartment**
- **Exclusive Lakeside Setting**
- **Offered with No Upward Chain**
- **Contemporary Open Plan Living**
- **Kitchen with Integral Appliances**
- **Two Double Bedrooms**
- **En Suite Bathroom & Shower Room**
- **Private Walled Terrace & Parking**
- **Secure Gated Entrance**
- **Idyllic Setting with Marina Walks Nearby**
- **John Taylor School Catchment**
- **Well Placed for A38, M6 Toll & A50**
- **Train: Lichfield to London (80 mins)**

Secure coded access opens into the main block, where stairs and a lift rise to the upper floors. A vestibule provides access to the front door into:

#### **Entrance Hall**

A spacious welcome to this contemporary home having doors to the bedrooms, open plan living kitchen and into the **Airing Cupboard** which houses the Worcester boiler

**Open Plan Living & Dining Kitchen** 5.87 x 3.44m (approx 19'2 x 11'3)

The **Kitchen** comprises a range of quality wall

Secure electric gates lead into the parking for the apartments and just outside the gatehouse style entrance is Barton Marina with its collection of boutique shops, cafes, the recently opened Red Carpet Cinema and the popular Waterfront Bar and Restaurant. The Lakeside is walking distance from 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. John Taylor High School is also situated within the village. 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 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.

and base units with Corian worktops over, housing inset sink and integral appliances including oven, induction hob and fridge, freezer, dishwasher and washer dryer. The kitchen has tiled flooring and opens into the living and dining room where double doors open out to the walled terrace at the front aspect

**Master Bedroom** 4.81 x 2.64m (approx 10'5 x 9'10)

An attractive double bedroom having double doors to the front opening out to the **Terrace**, a fitted storage cupboard and a range of mirror fronted fitted wardrobes. Door into:

**En Suite Bathroom** 1.9 x 1.7m (approx 6'1 x 5'5)

Comprising fitted wash basin, low level WC and bath with shower over, with tiled flooring, full tiling to walls and an obscured window to the side

**Bedroom Two** 3.25 x 2.24m (approx 10'8 x 7'3)

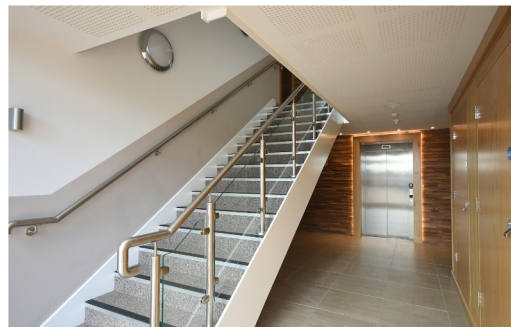
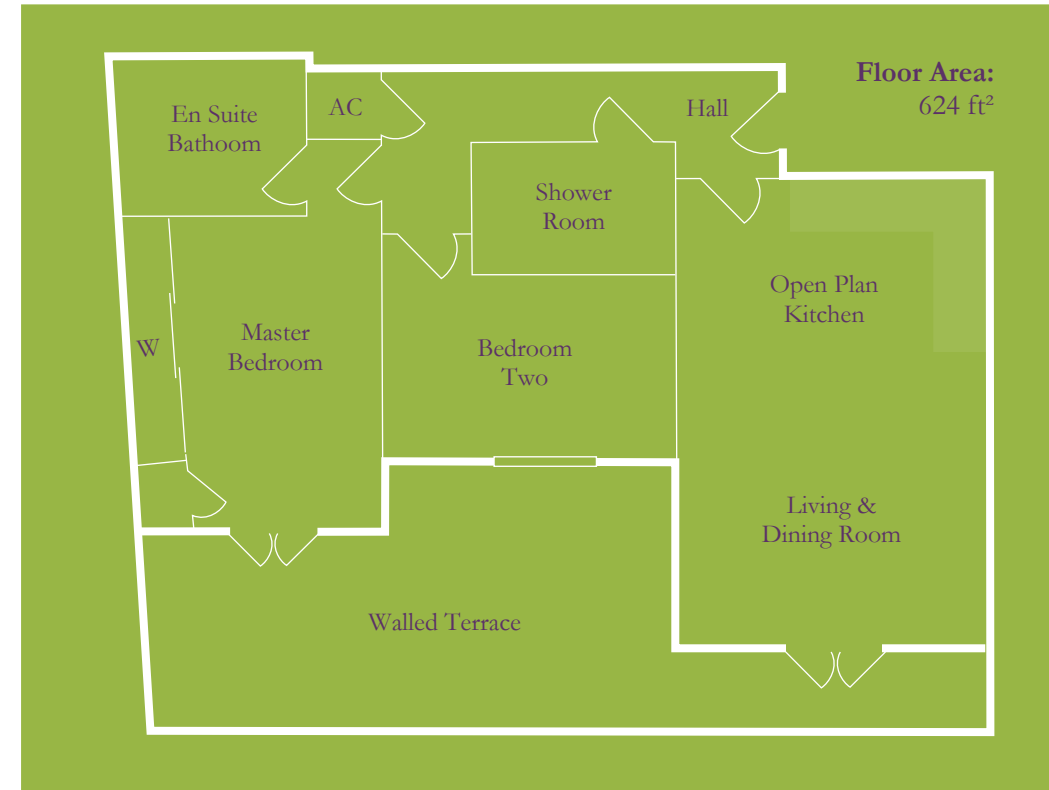
Another double room having a window to the front aspect

**Shower Room** 1.97 x 1.55m (approx 6'5 x 5'0)

Having fitted wash basin, low level WC and double shower, with tiled flooring and tiled splash backs to walls







### Outside

Within the landscaped communal courtyard there are **Two Allocated Parking Spaces** with ample additional visitors parking available to the main Marina car park. The apartment benefits from a private walled terrace accessed from the **Master**

**Bedroom and Lounge**, which is laid to paving and enjoys a pleasant outlook towards the Marina lakes

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		83	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			