



## 3 Marine Point Apartments, Marine Approach Burton Waters, Lincoln, LN1 2LW



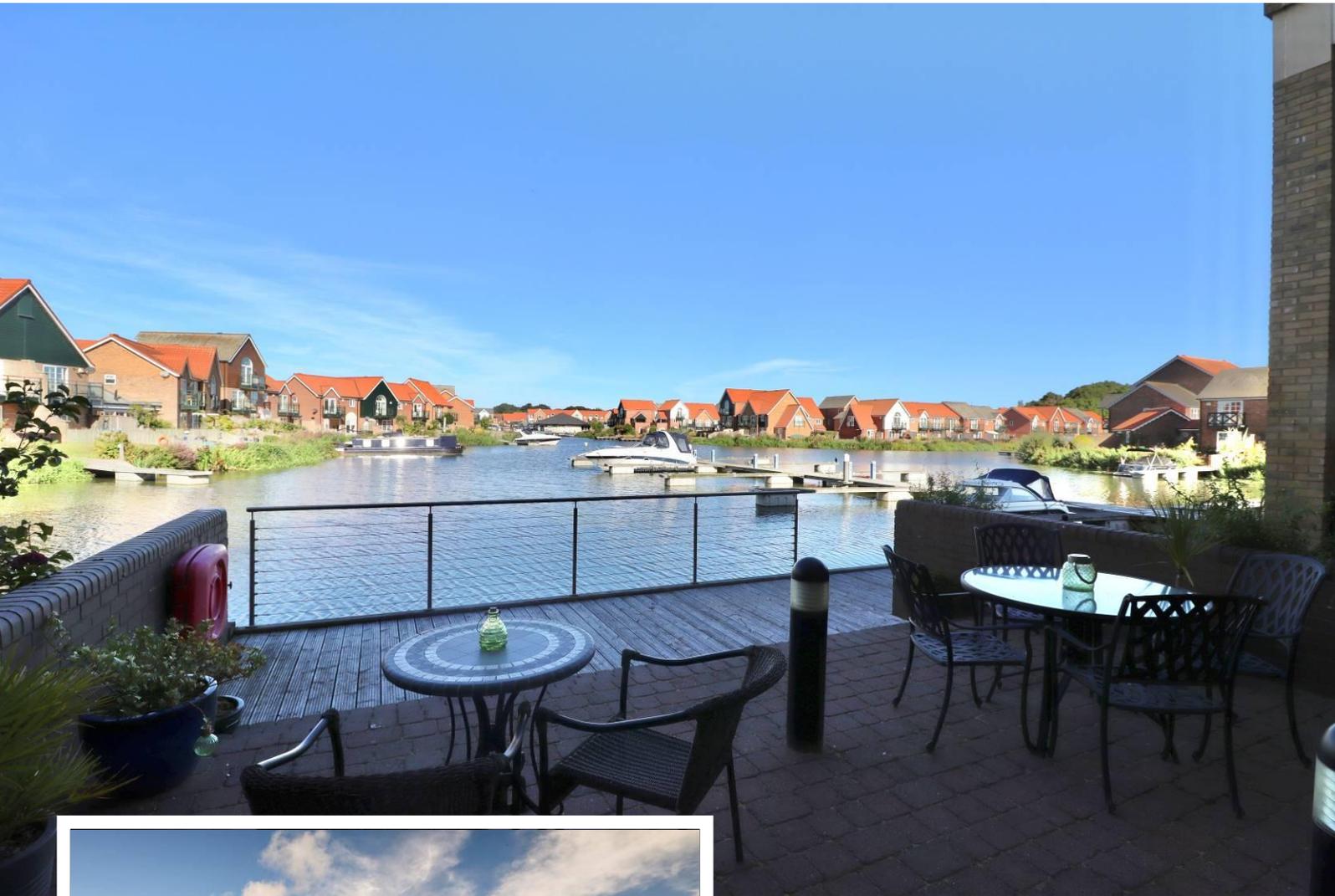
Book a Viewing!

**£120,000**

A one bedroom ground floor apartment on the ever popular Burton Waters Marina development, with well-presented living accommodation comprising of Communal Entrance Hallway, Inner Hallway, Open Plan Living Kitchen and Dining Area, Double Bedroom and Bathroom. Marine Point Apartments is a secure and electrically gated residential area within Burton Waters itself. In the gated communal area the property has an allocated parking space. The property further benefits from its own mooring and access to the communal patio and gardens with views over the Marina. Viewing is recommended to appreciate the accommodation on offer. The property comes fully furnished and is an ideal buy to let opportunity.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Leasehold.

Years Remaining on Lease - 973

Annual Service Charge Amount - £1,476.17

Annual Mooring Charge Amount £1,681.14

Annual Burton Waters Charge Amount £1,457.00

All figures are estimates provided by the vendor and will be confirmed/checked with the Solicitors prior to Exchange of Contracts and completion of the sale.

**VIEWINGS -** By prior appointment through Mundys.



## LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the West of the Cathedral City of Lincoln. Quality, style and security are at the forefront, including 24-hour manned security station with CCTV. Facilities on the site include shops, solicitors, the Woodcocks pub and restaurant, Harbour Lights floating restaurant, Indian restaurant, beauticians and the David Lloyd Sports Centre adjacent to Burton Waters. The development offers a serene lifestyle with easy access to water based activities, making it a desirable place for those who enjoy boating and waterfront living. The historic Cathedral City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.



## ACCOMMODATION

### COMMUNAL ENTRANCE

With secure intercom entrance door and doors leading out to the communal garden area.

### HALLWAY

With intercom system, spotlights and an airing cupboard housing the gas fired central heating boiler.

### OPEN PLAN LIVING KITCHEN DINER

20' 2 (max)" x 16' 1 (max)" (6.15m x 4.9m) Kitchen Area fitted with a range of wall and base units with work surfaces over, eye level electric oven, 5 ring gas hob with extractor fan over, stainless steel 1½ bowl sink unit with side drainer and mixer tap over, integral fridge, freezer and dishwasher, breakfast bar, tiled flooring and splashbacks, storage cupboard, double glazed window, double glazed sliding patio doors and spotlights.



### BEDROOM

16' 1" x 9' 2" (4.92m x 2.80m) With double glazed window.

### BATHROOM

9' 4" x 5' 7" (2.86m x 1.72m) Fitted with a three-piece comprising of p-shaped panelled bath with shower over and glass shower screen, wash hand basin in a vanity style unit with storage beneath and close coupled WC, towel radiator, tiled flooring and walls, shaver point and double glazed window.



### OUTSIDE

Outside the property benefits from a private Mooring and an allocated parking space within a secure gated car park. There are also communal seating areas enjoying views over the Marina.



**WEBSITE**

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information on services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

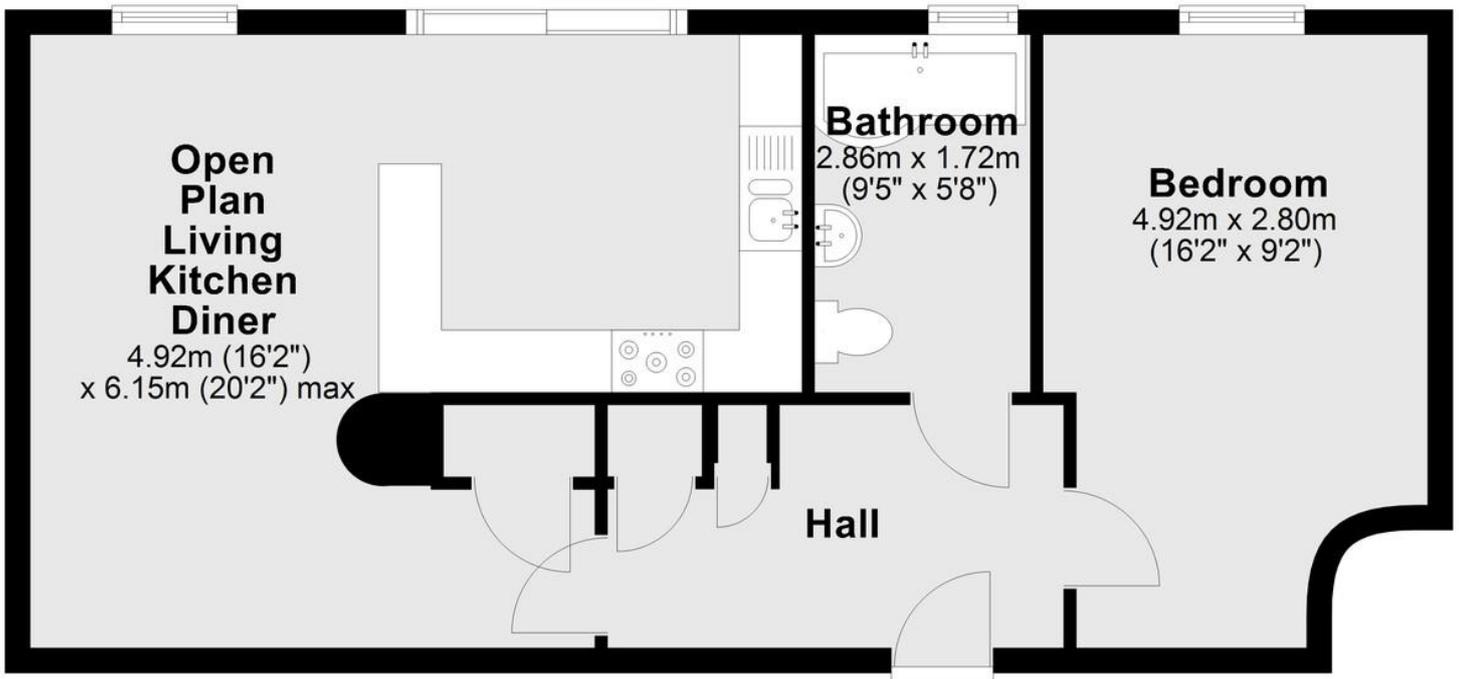
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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## Ground Floor

Approx. 54.0 sq. metres (581.3 sq. feet)



Total area: approx. 54.0 sq. metres (581.3 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

