



**Marine Point Apartments, Marine Approach, Lincoln, LN1 2LW**

**welcome to**

**Marine Point Apartments, Marine Approach, Lincoln**

Early viewing is essential for this spacious and immaculate upper floor apartment located within the gated community of Burton Waters. Boasting three balconies, two generous double bedrooms, allocated parking, modern fitted kitchen with integral appliances and local access to amenities.



**Entrance Hall**

With laminate flooring.

**Cloakroom WC**

With WC, wash hand basin, tiling to the floor, part tiling to the walls, extractor fan and heated towel rail.

**Lounge**

12' 3" x 13' 2" ( 3.73m x 4.01m )

With double glazed window to the rear and laminate flooring.

**Dining Room**

11' 3" x 10' 10" ( 3.43m x 3.30m )

With double glazed window to the side and double glazed door opening to balcony.

**Kitchen / Breakfast Room**

19' 2" x 9' 11" ( 5.84m x 3.02m )

With double glazed window to the side and rear, double glazed door opening to balcony, a modern fitted kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with extractor fan over, inset sink and drainer, integral dishwasher, integral fridge freezer, space for washing machine, inset ceiling lights and tiling to the floor.

**Bedroom One**

24' 1" x 10' ( 7.34m x 3.05m )

With laminate flooring, access to balcony with decking and double glazed window to the rear.

**Bedroom Two**

19' 2" x 10' ( 5.84m x 3.05m )

With double glazed window to the side and laminate flooring.

**En Suite To Bedroom Two**

With built in storage, wash hand basin, tiled flooring, shower, towel radiator and extractor fan.

**Bathroom**

With bath, towel radiator, two wash hand basins, tiled flooring, extractor fan and part tiling to the walls.



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## Marine Point Apartments Marine Approach, Lincoln

- MODERN & IMMACULATE UPPER FLOOR APARTMENT
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC
- SECURE GATED COMMUNITY
- ALLOCATED PARKING FOR TWO CARS
- STUNNING SOUTH FACING VIEWS

Tenure: Leasehold

EPC Rating: B

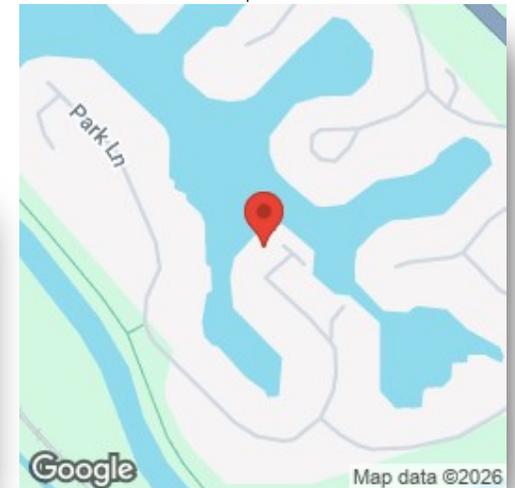
Council Tax Band: C

Ground Rent & Service Charge: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

LCR122933 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01522 534 771**



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williamhbrown.co.uk](http://williamhbrown.co.uk)