



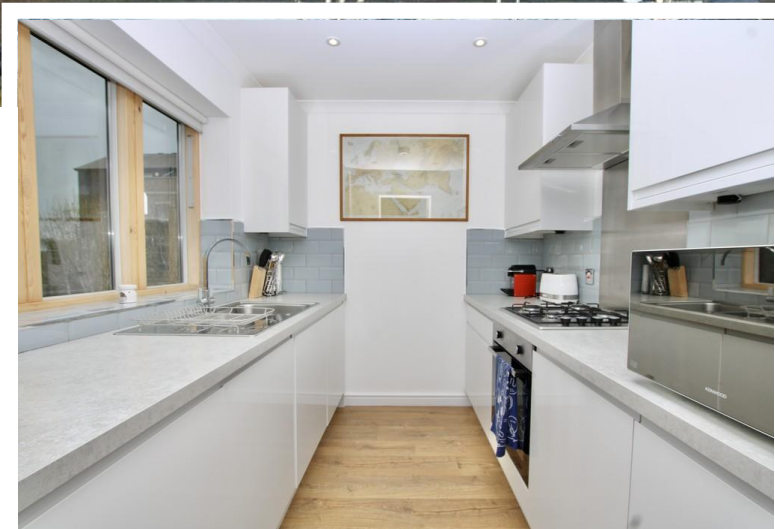
25 Marine Point Apartments, Marine Approach

£250,000

An opportunity to purchase a modern two bedroomed coach house situated in the prime gated development of Marine Point Apartments within the Burton Waters Marina. The property boasts panoramic waterside views and has a recently updated Kitchen and Bathroom. Internally the property is well presented throughout and offers living accommodation briefly comprising of Entrance Hallway, Open Plan Living Room, modern Kitchen with a range of integral appliances, Bedroom and modern Bathroom. A spiral staircase leads to the First Floor with a second Bedroom and a walk-in wardrobe. The property further benefits from having two allocated parking spaces and a private mooring.



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



SERVICES

All mains services available. Gas central heating.

SERVICE CHARGES APPLY

EPC RATING – D.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the west of Central Lincoln. Quality, style and security are at the forefront, including 24 hour manned station with CCTV. Facilities on the site include shops, solicitors and the Woodcocks pub and restaurant and the David Lloyd Sports Centre adjacent to Burton Waters. 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.



DIRECTIONS

Leave Lincoln via Carholme Road, at the roundabout go straight across following the A57 and at the next roundabout turn left onto the Burton Waters Development. At the mini roundabout turn left towards Park Lane, proceed along for some time and Marine Approach can be located on the right hand side at the T-junction

ACCOMMODATION

ENTRANCE HALL

With external door, double glazed window, spotlighting, boiler cupboard and underfloor heating.

OPEN PLAN LIVING

17' 5" x 13' 3" (5.31m x 4.04m), with two double glazed windows with panoramic waterside views, laminate flooring, underfloor heating, spiral staircase to the first floor, fitted shelving and spotlighting.

KITCHEN

8' 3" x 7' 0" (2.51m x 2.13m), with double glazed window, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over, complementary tiled splashbacks, 1 ½ bowl stainless steel sink unit and drainer with mixer tap, integral oven, four ring gas hob with extractor fan over, integral dishwasher, integral washer dryer, integral fridge, integral freezer and spotlighting.



BEDROOM

13' 6" x 11' 2" (4.11m x 3.4m), with double glazed window, built-in wardrobe and underfloor heating.

BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m), with tiled flooring with underfloor heating, fully tiled walls, suite to comprise of low level WC, vanity wash hand basin, bath with mains shower over, heated towel rail and extractor fan.



FIRST FLOOR

BEDROOM

12' 8" x 10' 8" (3.86m x 3.25m), with double glazed window with waterside views, spotlighting and radiator.

WALK-IN WARDROBE

12' 8" x 7' 9" (3.86m x 2.36m), with double glazed window, fitted shelving and hanging space and radiator.

OUTSIDE

There are two allocated parking spaces. The property has a 57ft private mooring directly overseen by the property.





WEBSITE

Our detailed website shows 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

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

Move with Us and Silks and Betteridge who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Silks & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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

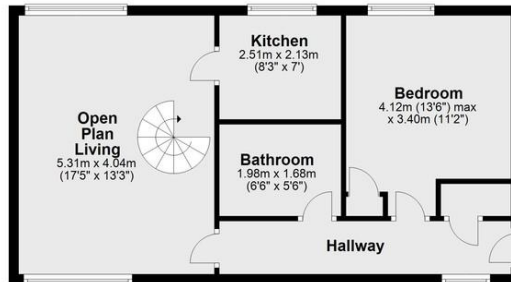
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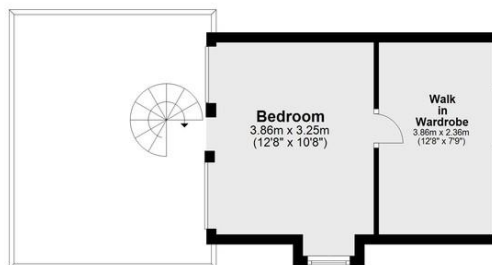
Ground Floor

Approx. 52.1 sq. metres (560.5 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.3 sq. feet)



Total area: approx. 74.9 sq. metres (805.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents,
Plan produced using PlanUp.

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