

# The Lakeside

Barton under Needwood, Burton on Trent, DE13 8FN

John German









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**£649,950**

**Set in a stunning lakeside location within Barton Marina, this luxurious three bedroom penthouse apartment features two balconies and beautifully arranged accommodation including living dining kitchen, master bedroom with dressing room and en-suite and allocated parking.**





John German are delighted to offer for sale this stunning penthouse apartment in the beautiful lakeside setting of Barton Marina with fabulous surroundings and a choice of places to eat, together with canalside walks. Barton Marina also falls within the catchment for John Taylor High School and a further range of amenities are available within Barton-Under-Needwood itself. The apartment is also well situated for the A38 and A50 with excellent train services provided by the Trent Valley and Lichfield City Stations. Viewing is highly recommended to appreciate this fabulous home in a superb setting.

Set in a purpose-built block, this penthouse apartment enjoys fabulous views of the surrounding lakeside and marina, having the added benefit of two allocated parking spaces and lift access. The communal entrance hall has a stairwell leading to the apartment with a door into the entrance hall which has fitted mirrored storage and a door opening into a large reception hall which has further storage and utility cupboards, plus doors leading off.

Offering the very best of open plan living is the fantastic living dining kitchen. The kitchen area is superbly appointed with a range of stylish grey base and wall units with a large centre island and breakfast bar with a wine fridge. Integral appliances include an induction hob with extractor over, oven/combi-oven, warming drawer, fridge, freezer and dishwasher. Spotlights beam over the kitchen area and the skylight invites ample natural light.

The generous dining area has ample space for a dining table with feature overhead lighting and the nearby sitting area is superb, having an impressive bespoke media unit with plenty of storage. (The television and speakers are available by separate negotiation.) Off the sitting area is a large balcony with balustrade and glazed panels providing outdoor seating space together with wonderful views across the lakes and woods beyond.

On the opposite side of the hallway is the principal bedroom suite. This impressive space has high vaulted ceilings and French doors opening out onto a second balcony with glorious views across Barton Marina. Complementing the bedroom is a good-sized dressing area with fitted wardrobes across one wall and a door opening into the contemporary en-suite bathroom having a bath with shower mixer tap, a separate double shower enclosure with glazed screen, floating WC, vanity wash hand basin with storage beneath, tiled walls and flooring plus a chrome towel radiator.

Bedroom two is another generously sized double, again with fitted sliding mirrored wardrobes, window framing views across the lake side to the rear, plus a door to a Jack and Jill en-suite shower room, comprising a glazed shower enclosure, floating WC, vanity wash hand basin with storage beneath, part tiled walls and flooring and a chrome towel radiator. The third bedroom is also an excellent size and is ideal as a third bedroom or a study, with fitted mirrored wardrobes and a dorma-style window framing views to the front.

Off the hallway is a guest WC and a useful double utility cupboard with additional appliance space, plus a further cupboard housing the gas central heating boiler.

Externally the property has the advantage of two allocated parking spaces in a secure, gated area.

**Tenure:** Leasehold. We are advised by the vendor that the Lease commenced February 2018 and there are 116 years remaining. The ground rent is currently £250 per annum. (Purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

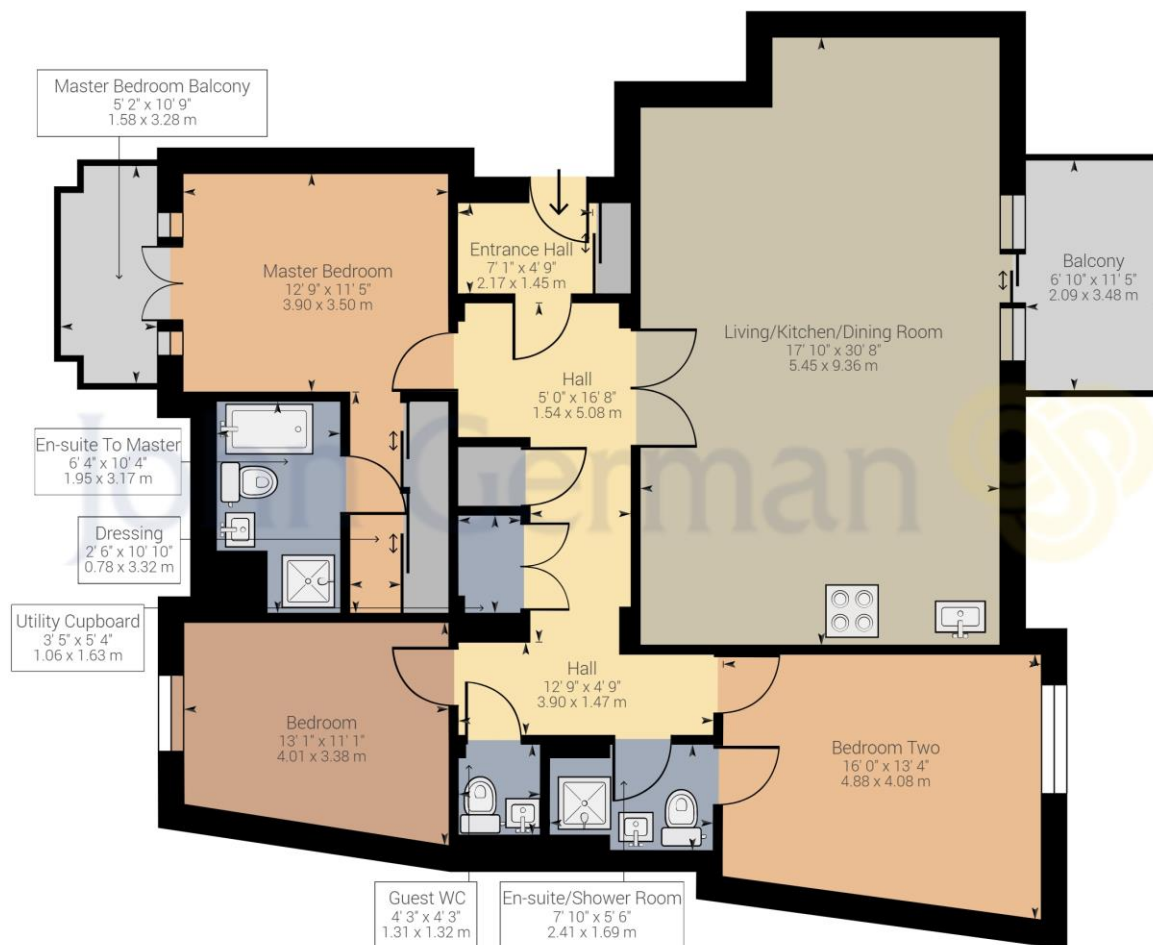
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk); [www.eaststaffsbc.gov.uk/planning](http://www.eaststaffsbc.gov.uk/planning)

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E









Approximate net internal area: 1442.60 ft<sup>2</sup> (1578.64 ft<sup>2</sup>) / 134.02 m<sup>2</sup> (146.66 m<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

**John German** 

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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