

Lakeside Apartments

Barton Marina, Barton under Needwood DE13 8AS

John German



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£1,100 pcm

Stylish two bed apartments in an idyllic setting at the Marina close to the A38 and the popular village of Barton Under Needwood

These brand new beautiful and stylish apartments are sure to be a popular rental due to the quality of the fittings and the superb location. Any professional or retired Tenant looking for easy access into Burton upon Trent, Lichfield, Derby, Birmingham or the A38 road network, will be unlikely to find executive accommodation in such an idyllic setting. The development of these luxury apartments is set within a private secure gated community where each apartment has parking for two cars. This available ground floor apartment benefits from a patio with delight views over a lake.

To the rear of the Marina waterfront is the Lakeside apartments with access through the powered gates into the parking area and development. The property is accessed through a communal lobby and stairwell with lift access to the first and second floor apartments and penthouses. The second shared lobby has the solid Oak front door to the apartment which opens up into a spacious entrance hall with an intercom phone/video link to the main door. Down the hallway is a large open plan kitchen and living area with large window and sliding door opening up onto the spacious patio area with fantastic views overlooking the lake. The modern kitchen has brand new integrated appliances including ceramic hob, slimline dishwasher, larder fridge, freezer and oven. There are also hi specification wall and base units with complimentary worktop and tiling.

The master bedroom is a well proportioned double with ensuite that has a wc, sink and double shower cubicle all with top quality fittings. There are large windows and sliding door out onto a more sheltered patio area overlooking the lake plus the master bedroom benefits from a dressing area with fitted wardrobes. The second bedroom is also a double with the same view over the lake. The main bathroom has a bath, wc and sink boasting fashionable tiles that compliment the suite. Additionally off the hall is a generously sized utility room with fitted worktops and services ready for a washer and a condenser dryer.

The apartment benefits from underfloor heating throughout powered by a gas combi boiler plus double glazing

Total area 85.66 sq.m 922 sq.ft

This property is Unfurnished

Council Tax Band: TBA Ref: JG





Floor Plan Cla use

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents' Notes

As part our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit:

<http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or 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 lettings 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. None of these services or appliances to the property have been tested.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

AWAITING EPC MEDIA

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