



11, Marine Point
Lincoln

MOUNT & MINSTER

INTRODUCTION

A two bedroom first floor apartment located in the highly sought after area of Burton Waters. The accommodation comprises; Entrance Hall, Open Plan Lounge Kitchen, Two Bedrooms with En-suites to both. This water front property also comes with allocated parking.

LOCATION

Marine Point is situated within Burton Waters, approximately two miles from the historic city of Lincoln and three miles from the village of Saxilby. The city of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

ACCOMMODATION

Entrance Hall

Carpet, wooden door, double glazed window, storage cupboard, intercom, smoke alarm and recessed spotlights.

Open Plan Lounge Kitchen

20'11" x 16'9"

Laminate and tiled floors, wooden double glazed windows and door onto Juliet balcony, fitted wall and base units, one and a half sink plus drainer, five ring gas hob, integrated double oven, fridge freezer, washing machine and dishwasher, extractor fan, recessed spotlights, smoke alarm, two ceiling lights, wall lights, tiled splashbacks and a cupboard.

Bedroom One

16'7" x 9'6"

Carpet, wooden double glazed window and ceiling light,

En-suite

Tiled floor and walls, low level WC, mains shower, heated towel rail, pedestal wash hand basin, extractor, shaver point, mirror, ceiling light and wall light.

Bedroom Two

14'7" x 9'4"

Carpet, wooden double glazed window and ceiling light.

Jack and Jill En-suite

Tiled floor and walls, vanity wash hand basin, low level WC, mains shower, heated towel rail, extractor, mirror, two shaver points, ceiling light and wall light.

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Leasehold.

SERVICES

Underfloor heating, and mains water, electric and drainage. The agents have not tested the services.

ENERGY PERFORMANCE CERTIFICATE

EPC Grade: C

COUNCIL TAX BAND

Council Tax Band: C

VIEWINGS

By prior arrangement with the Sole Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of January 2020.

ADDITIONAL INFORMATION

For further information, please contact Daniel Baines at Mount & Minster:

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