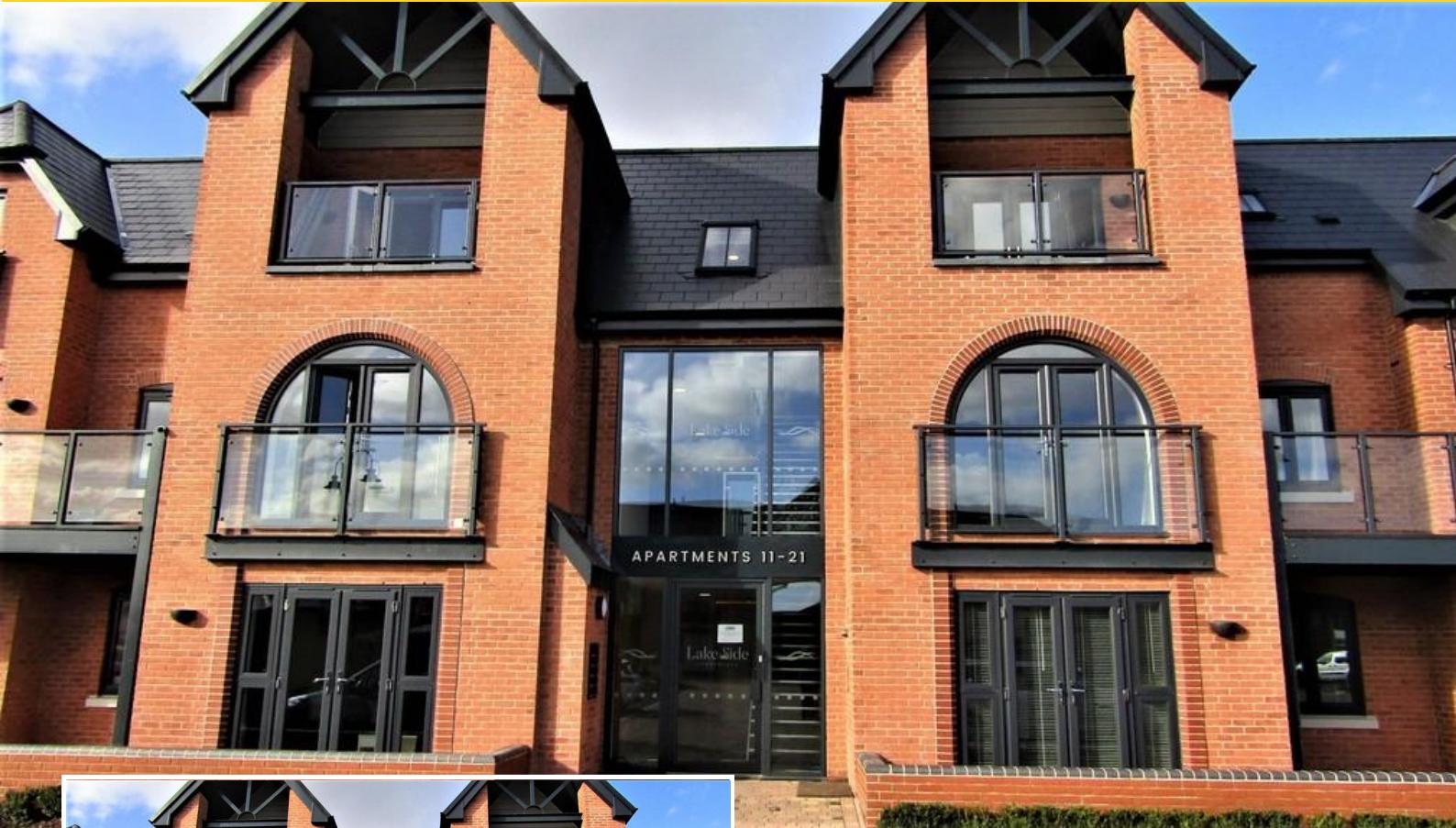


# Lakeside Apartments

Barton Under Needwood, Burton-on-Trent, DE13 8FN



These 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 or onto the A38 road network, will be unlikely to find executive accommodation in such an idyllic setting.

£950 pcm

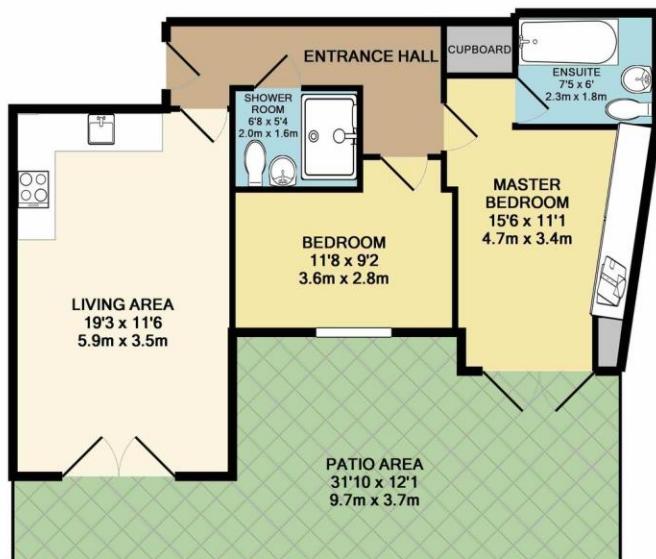
John German 

Fabulous two bed luxury apartment, set within a secure gated community with private parking for two cars. This ground floor apartment also benefits from an enclosed walled patio which overlooks the Marina.

Barton Marina has attractive moorings which are home to colourful boats and barges, while the waterfront buzzes with visitors to its welcoming bars, cafes, restaurants and independent shops, including a delightful delicatessen and even a cinema. Barton Marina also has woodland with a myriad of walks and pathways - you're never far from nature at Lakeside Apartments. Home to over 300 boats, you're free to explore in all directions by road, canal, footpath and cycle ways. With the historic village of Barton under Needwood within walking distance everyday amenities such as a library, pubs and a stunning church are also at hand. Access to the A38/A50 road network into Derby, Burton, Lichfield and Birmingham is within minutes of leaving the Marina.

Ideal for a professional or retired Tenant, this apartment provides all the convenience of contemporary and minimalist accommodation with a luxurious style.

To the rear of the waterfront is the Lakeside apartments with access through the security gate into the parking area where you will find that this apartment has two parking spaces. The property is accessed through its own secure stairwell and the solid Oak front



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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door opens up into a spacious entrance hall which has an intercom phone/video link to the main door.

To one side is a large living area with large window and french doors opening up onto the patio area with fantastic views across the Marina Waterfront itself. The stunning kitchen/dining area has integrated appliances including ceramic hob, washer/dryer, slimline dishwasher, fridge 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 shower room with top quality fittings including a bath with shower over. There is also large windows and french doors out onto the patio area. The second bedroom is also a double overlooks the Marina. The main bathroom has a double shower cubicle as part of this superb suite.

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

PLEASE NOTE DEVELOPMENT CGI IMAGES HAVE BEEN USED TO PRODUCE THESE DETAILS

**This property is Unfurnished**

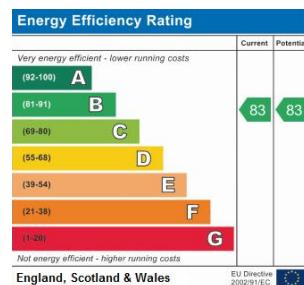
**Council Tax Band:**

#### 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 the services or appliances to the property have been tested.

#### Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



#### John German

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