



49 The Lakeside, Barton Marina, Barton under Needwood, DE13 8FN



A beautifully presented contemporary ground floor apartment set within the exclusive The Lakeside, a gated community of executive homes set overlooking the picturesque Barton Marina. This modern ground floor apartment is finished to a high specification and benefits from beautifully presented interiors comprising briefly entrance hall, open plan kitchen with living and dining areas, two double bedrooms, en suite bathroom and shower room. Outside, a walled terrace provides space for outdoor seating and there are two allocated parking spaces within the courtyard. The Lakeside is set close to Barton Marina and the lakes offer pathways suitable for all levels of fitness and an internal viewing of this contemporary home is highly advised to appreciate the tranquil setting and exclusivity of this one-of-a-kind place to live.

Secure electric gates lead into the parking for the apartments and just outside the gatehouse style entrance is Barton Marina with its collection of boutique shops, cafes, the recently opened Red Carpet Cinema and the popular Waterfront Bar and Restaurant. The Lakeside is walking distance from the character High Street of Barton under Needwood, where there is a Co-op, further shops, pubs and a cafe, a pharmacy, doctors surgery and village hall. John Taylor High School is also situated within the village. Further amenities can be found in Burton on Trent and Lichfield and the location is ideally placed for travel on the A38, M6 and A50. From Lichfield, two rail stations provide direct links to Birmingham, London (in 80 minutes) and further afield, and the International Airports of Birmingham and East Midlands are both within an easy drive.

- Ground Floor Luxury Apartment
- No Upward Chain
- Exclusive Lakeside Setting
- Contemporary Open Plan Living
- Kitchen with Integral Appliances
- Two Double Bedrooms
- En Suite Bathroom & Shower Room
- Private Walled Terrace
- Allocated Parking
- Secure Gated Entrance
- Idyllic Setting with Marina Walks Nearby
- John Taylor School Catchment
- Well Placed for A38, M6 Toll & A50
- Train: Lichfield to London (80 mins)

Secure coded access opens into the main block, where stairs and a lift rise to the upper floors. A vestibule provides access to the front door into:

#### Entrance Hall

A spacious welcome to this contemporary home having doors to the bedrooms, open plan living kitchen and into the **Airing Cupboard** which houses the Worcester boiler

**Open Plan Living & Dining Kitchen** 5.66 x 3.56m (approx 18'6 x 11'8)

The **Kitchen** comprises a range of quality wall

and base units with Corian worktops over, housing inset sink and integral appliances including Neff induction hob, Neff single oven, Beko fridge and freezer, Beko washer dryer and Beko slim-line dishwasher. The kitchen has tiled flooring and opens into the living and dining room where double doors open out to the walled terrace at the front aspect

**Master Bedroom** 3.76 x 3.27m (approx 12'4 x 10'8)

An attractive double bedroom having double doors to the front opening out to the **Terrace**, a range of mirror fronted fitted wardrobes and a bay window to the side with rural and lake views

**En Suite Bathroom** 1.82m x 1.74m (approx 5'11 x 5'8)

Comprising fitted wash basin, low level WC and bath with shower over, with tiled flooring, full tiling to walls and an obscured window to the side

**Bedroom Two** 3.25 x 2.24m (approx 10'8 x 7'4)

Another double room having a window to the front aspect

**Shower Room** 2.01m x 1.55m (approx 6'7 x 5'1)

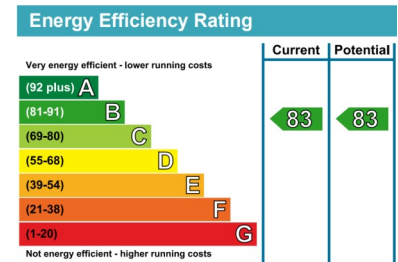
Having fitted wash basin, low level WC and double shower, with tiled flooring and tiled splash backs to walls







Within the landscaped communal courtyard there are two allocated parking spaces with ample additional visitors parking available to the main Marina car park. The apartment benefits from a private walled terrace accessed from the **Master Bedroom** and **Lounge**, where views towards the Marina Lakes can be seen from one side



**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.