



11 The Lakeside, Barton under Needwood, DE13 8FN



Occupying a sought-after location in the heart of Barton Marina is this beautifully presented 2-bedroom ground floor apartment. Set within the exclusive 'The Lakeside' complex, a private gated community overlooking the picturesque lake and marina, a collection of contemporary homes with high specifications throughout. The stunning apartment opens into an entrance hall leading into a spacious kitchen dining area. Further down the hall is a modern bathroom, a double bedroom and further storage. The master bedroom has mirrored fitted wardrobes, as well as French doors opening on to the walled terraced, and an en-suite. The outdoor terrace provides space for indoor-outdoor living during the summer, with the terrace running from the Master bedroom to the kitchen dining room. The apartment has 2 allocated car parking spaces within the courtyard secured by electric gates. 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.

The Lakeside is set close to Barton Marina where immediate facilities can be found and the scenic lakes offer walks suitable for all levels of fitness. Barton Marina offers a collection of high-end shops and eateries including The Apple tree Cafe, the recently opened Red Carpet Cinema and the Waterfront Bar and Restaurant, along with an array of boutique stores set overlooking the colourful houseboats moored at the marina. The Lakeside is walking distance from the character centre of Barton under Needwood, where there is a Co-op, pubs and a cafe, shops, a pharmacy, doctors' surgery and village hall. The property also benefits from the Ofsted 'Outstanding' school catchment area the village has to offer. Further amenities can be found in Burton on Trent and Lichfield and the location is ideal for travel on the A38, M6 and A50. From Lichfield, two rail stations provide direct links to Birmingham, London (in 80 minutes) and the International Airports of Birmingham and East Midlands are both within an easy drive.



- Contemporary Ground Floor Apartment
- Quality Open Plan Interiors
- Exclusive Setting with Gated Access
- Kitchen with Integral Appliances
- Open Plan Living & Dining Areas
- Master Suite with Dressing Room & En Suite
- Second Double Bedroom & Bathroom
- Secure Gated Entrance
- Allocated Parking
- Idyllic Setting with Marina Walks Nearby
- Well Place for A38, M6 Toll & A50
- Rail Travel Lichfield to London (80 mins)

Secure coded access opens into the main block, where stairs and a lift rise to the first and second floor apartments. The front door opens into:

Entrance Hall 4.39m x 1m x 2.2m (14'04 x 3'03' x 7'02)

The spacious hallway is carpeted throughout with a storage cupboard directly in front of the door way, as well as leading to:

Open Plan Living Dining Kitchen 3.46m x 5.68m (11'35 x 18'64)

This open plan living dining kitchen dining area has been recently designed with high specification amenities. The base and wall cupboards are a sleek handleless matte white design, housing the following integrated appliances: An inset stainless-steel sink, a Neff induction hob, Neff single oven, housed extractor fan, Beko fridge and freezer, Beko washer dryer and Beko slim-line dishwasher. The flooring is a contemporary grey contrasting tile, with the French doors opening onto the walled outside terrace bringing an abundance of light into the room. The spacious square room can be used as a cosy living area or an open kitchen dining area.

Bathroom 1.56m x 2.06m (5'10 x 6'75)

Comprising a modern suite having fitted wash basin, WC and shower with twin shower heads, designed with tiled splash backs and tiled flooring.



Master Bedroom 3.31m x 4.82m (10'86 x 15'81)
A good-sized Master Bedroom with a bay window to the side of the property, and French doors opening on to the walled private terrace. The room is fitted with a neutral carpet, and a mirrored double wardrobe. A door from the Master Bedroom leads to:

En-Suite 1.86m x 2.05m (6'74 x 6'11)
Comprising a modern suite having fitted wash basin, WC and bathtub with shower attachment, designed with tiled splash backs and tiled flooring.

Bedroom Two 2.26m x 3.27m (7'4 x 10'72)
A good-sized double bedroom with carpeted floors and a window to the front of the apartment.





Outside

The apartment is situated at the far-right side of the complex, enjoying a convenient location close to the beautiful lake and marina. To the front is a walled private terrace providing a charming space for outdoor seating, and within the landscaped communal courtyard there are two allocated parking spaces.



Use this document to:

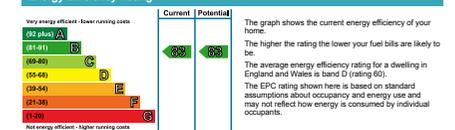
- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 888

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	
Heating	£ 537 over 3 years	£ 537 over 3 years	
Hot Water	£ 222 over 3 years	£ 222 over 3 years	Not applicable
Totals	£ 888	£ 888	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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.