



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



Offered with no upward chain is this contemporary ground floor apartment set within the exclusive Lakeside, a gated community of executive apartments set overlooking the picturesque Barton Marina. This modern ground floor apartment is finished to a superb specification with interiors comprising briefly spacious entrance hall, open living and dining kitchen, two double bedrooms, en suite and shower room. Outside, a generous walled terrace provides space for outdoor seating and there are two allocated parking spaces within the courtyard immediately outside the property. The master bedroom enjoys views towards the marina lakes around which there are 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 The Lakeside apartments.

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 to name a few. 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 regular and 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 Apartment
- Exclusive Lakeside Setting
- Offered with No Upward Chain
- 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
- Well Place 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 first and second floor apartments. The front door opens into:

Entrance Hall

A spacious welcome to this contemporary home having doors off to the **Airing Cupboard** (housing the Worcester boiler) and into:

Open Plan Living & Dining Kitchen 5.64 x 3.55m (approx. 18'5 x 11'7)

The **Kitchen** comprises a range of quality wall and base units with Corian worktops over, housing inset sink and integral appliances including Neff oven, induction hob and fridge and Beko freezer, dishwasher and washer dryer.

The kitchen has tiled flooring and opens into the living and Dining Room where double doors open out to the terrace to the front aspect

Master Bedroom 3.13 x 3.0m (approx.. 10'3 x 9'10)

A good sized bedroom having window to the side with Marina views, double doors to the front and a range of fitted wardrobes. With private use of:

En Suite Bathroom 1.86 x 1.67m (approx. 6'1 x 5'5)

Comprising fitted wash basin, low level WC and bathtub, with tiled flooring, tiled splash backs and an obscured window to the side

Bedroom Two 3.23 x 2.24m (approx. 10'7 x 7'4)

Another double room having a window to the front

Shower Room 2.02 x 1.55m (approx. 6'7 x 5'1)

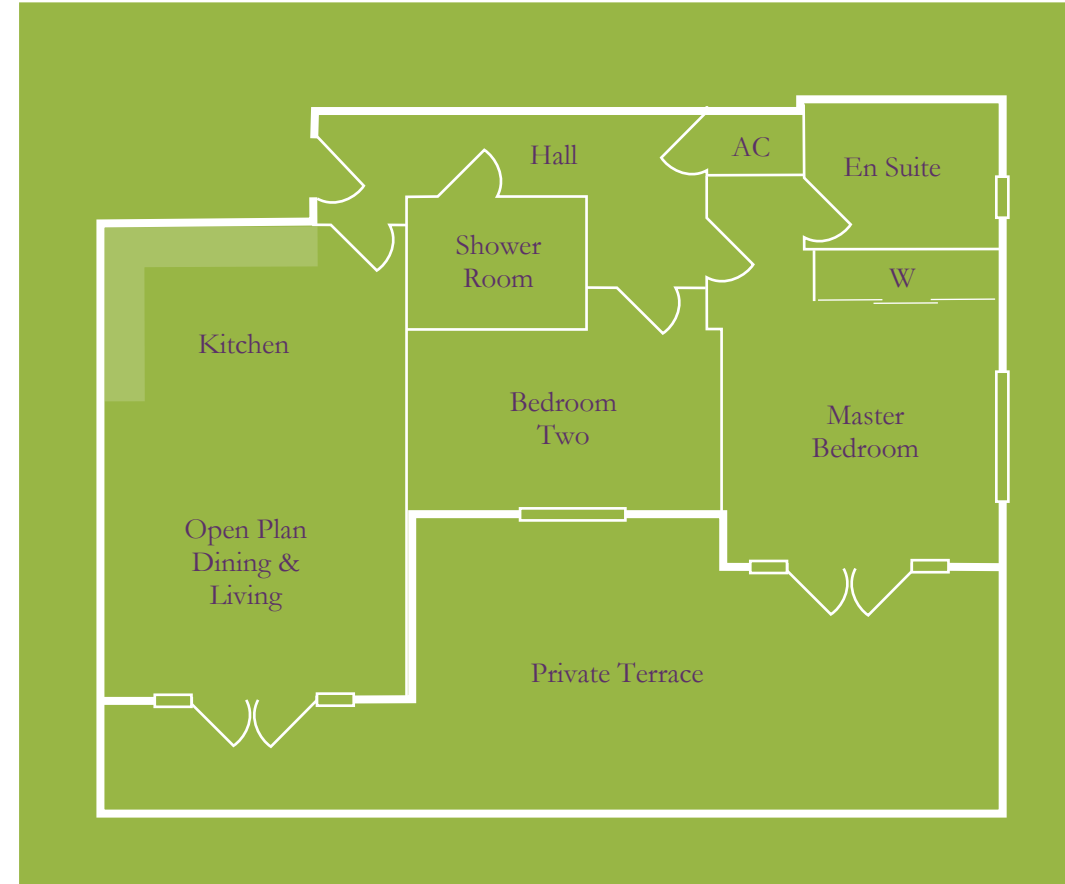
Having fitted wash basin, low level WC and double shower, with tiled flooring and tiled splash backs

Outside

Within the landscaped communal courtyard there are two allocated parking spaces positioned immediately to the side of the terrace. The a private paved terrace is edged with low walls and enjoys views to the side towards the Marina lakes

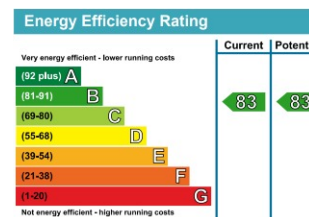






Within the landscaped communal courtyard there are two allocated parking spaces with ample additional visitors parking available to the main

marina car park. The apartment benefits from a private paved terrace edged with low walls and having views to the side towards the Marina lakes



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.