



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





Set overlooking idyllic waterside and woodland views is this immaculately presented ground floor luxury apartment, benefitting from open plan living, two double bedrooms and a secure setting in the exclusive The Lakeside development. Offered with the benefit of no upward chain, this modern ground floor apartment is finished to a high specification and benefits from under floor heating throughout, modern kitchen, en suite and bathroom fittings and a prime lakeside position enjoying attractive views from all windows. The interiors comprise shared reception hall with secure fob/code access, private entrance hallway with cloaks and utility cupboards, open plan kitchen with living and dining areas, two double bedrooms, master en suite and bathroom. The second bedroom is fitted with mirror fronted wardrobes and the master features a versatile walk in wardrobe/study space. Outside, a paved terrace provides private outdoor space and there is allocated parking within the courtyard. 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
- Lakeside Frontage with Idyllic Views
- No Upward Chain
- Exclusive Setting in Desirable Location
- Contemporary Open Plan Living
- Kitchen with Integral Neff Appliances
- Cloakroom & Utility Space
- Two Double Bedrooms
- En Suite & Bathroom
- Private Terrace overlooking Lakes
- Under Floor Heating Throughout
- 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)

The front door opens into a generous **Reception Hall**, where doors open into the bedrooms, bathroom and open plan living space. A double width **Utility** cupboard has fitted shelving and storage as well as spaces for a washing machine and tumble dryer, and there is a fitted cloaks cupboard

**Open Plan Living & Dining Kitchen** 5.9 x 5.5, 3.53m (approx. 19'3 x 17'7, 11'7)

Extending to a generous size, this well presented space comprises a contemporary fitted kitchen, dining area and living room, with windows and a sliding door extending to one end overlooking idyllic waterside views. The **Kitchen** comprises gloss wall and base units with quartz worktops over, housing an inset sink with side drainer and integral Neff appliances including dishwasher, fridge, freezer, double oven and induction hob with extractor above. There is feature lighting and a window to the rear, and tiled flooring extends into the **Dining Area** and **Living Room** where views over the Marina lakes can be appreciated

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			







Doors from the **Reception Hall** lead into:

**Master Bedroom** 5.15 x 2.96m (approx. 16'10 x 9'8)  
A spacious principal bedroom having sliding door to the rear overlooking the Marina lakes and windows to the side. An opening leads to a versatile **Walk in Wardrobe/Study** area, and a door opens into:

**En Suite** 2.9 x 1.94m (approx. 9'6 x 6'4)  
Fitted with a white suite having wash basin set to vanity unit, wall hung WC and oversized double shower, with tiled flooring, tiled walls, chrome heated towel rail and a door to the **Airing Cupboard**

**Bedroom Two** 3.3 x 2.67m (approx. 10'9 x 8'9)  
Another spacious double room having a range of

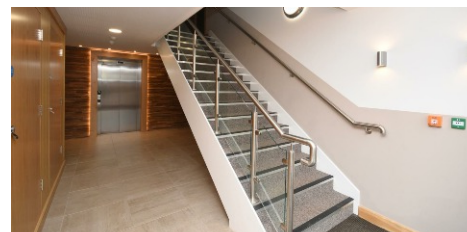
fitted mirror fronted wardrobes and a window enjoying waterside views

**Bathroom** 2.22 x 1.68m (approx. 7'3 x 5'6)  
Comprising a modern suite having wash basin fitted with vanity unit, wall hung WC and bathtub with shower unit over, with tiled flooring, half tiled walls and a chrome heated towel rail

**Outside**  
Secure electric gates open into the landscaped communal courtyard where there are two allocated parking spaces. The apartment benefits from a prime position overlooking the Marina lakes, and doors open out from the living area and principal bedroom onto a paved terrace offering private outdoor entertaining space







**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.