



54 The Lakeside Barton Marina, Barton under Needwood,
Staffordshire, DE13 8FN

 Parker
Hall


Set overlooking idyllic waterside and woodland views is this rare opportunity to reside within a most luxurious Penthouse apartment on Barton Marina's exclusive The Lakeside development. Showcasing a superb standard of finish and immaculately presented interiors, this exceptional second floor apartment offers contemporary open plan living alongside three well proportioned bedrooms, with two balconies overlooking enviable views over both the Marina lakes and woodland and towards the colourful houseboats opposite. Secure intercom access leads into the shared hallway where a staircase and lift give access to the second floor where a private entrance hall is fitted with bespoke cloakroom storage.


A door opens into the main reception hall, a spacious welcome to this impressive apartment having double doors into the expansive open plan living and dining kitchen, which leads out to the first of the balconies overlooking lake and woodland views. There are three double bedrooms serviced by a jack & jill shower room and a guests' cloakroom, with the master having a dressing room, en suite bathroom and a balcony with views towards the Marina's moorings. There is allocated parking for two within the secure electric gated courtyard, with ample visitors parking available to the exterior of 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, and the apartment is serviced by mains gas under floor heating and double glazed windows and doors.

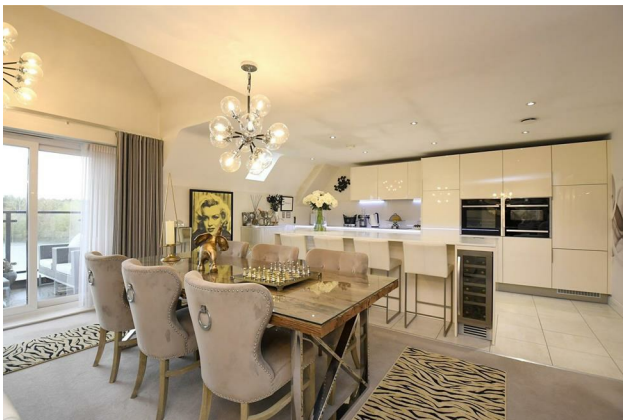
- **Exceptional Penthouse Apartment**
- **Exclusive Setting in Desirable Location**
- **Kitchen with Integral Neff Appliances**
- **Three Double Bedrooms, Two Bathrooms**
- **Two Balconies with Lakeside & Marina Views**
- **Lakeside Frontage with Idyllic Views**
- **Contemporary Open Plan Living**
- **Cloakroom & Utility Space**
- **Allocated Parking & Secure Gated Entrance**
- **Idyllic Setting with Amenities & Marina Walks Nearby**



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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.

The Property Misdescriptions Act 1991: 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.