

21 Ellison Quays, Burton Waters, Lincoln LN1 2GG



A Stylish three double bedroom duplex apartment within the prestigious and sought after gated Burton Waters 140-acre waterside development, fine views over the marina and a short walk from a range of café's, Bars restaurants & David Lloyds leisure club.

The property offers well maintained high specification accommodation laid over three floors designed to meet the demands of modern everyday living with the benefit of gas central heating, double glazing, large contemporary style open plan living area ideal for family or entertaining, allocated carparking and mooring, all within a secure 24hour gated and manned development.

The historic Cathedral city of Lincoln is located approx. 4 miles away with further extensive range of shops & department stores, Cinemas, art Galleries, university, schools, hospitals and other amenities. The development is served by regular bus services and Burton Waters is well placed for the A57 leading to the A1 offering excellent communication links to the region's major towns and cities. Lincoln also has a train service giving direct access to many surrounding towns and nearby Newark benefits from direct trains to London Kings Cross.

Lincoln 4 miles, Worksop 17.2 miles, Grantham 33.1 miles, Nottingham 39.7 miles, Sleaford 24.2 miles. (All mileages are approximate).

Approximate Gross Internal Floor Area 137m²(1474ft²)

Price – offers around £295,000

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LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the West of Central Lincoln. Quality, style and security are at the forefront with a 24 hour manned station and CCTV. Facilities on the site include shops, cafes, restaurants, solicitors, Woodcocks pub and restaurant and David Lloyd Sports Centre adjacent to Burton Waters.

DIRECTIONS

Leave Lincoln along Carholme Road passing the old racecourse and golf club and at the next roundabout go straight ahead, follow the A57 and at the next roundabout turn left, then left again onto the Burton Waters development. Turn left at the mini roundabout by the shops, then take the first right through the security gates, turning left where the property will be found located on the right-hand side.

ACCOMODATION

Part glazed entrance door

Reception Hall, radiator, ceiling spotlights.

Stairs rise to First Floor Landing- Radiator, built in cupboards. Twin panelled double doors open into:

Large Open Plan Living Area/Kitchen

Living area 5.99m(19' 8") x 3.71m(12' 2")- Superb views over marina, high vaulted feature ceiling, Upvc french doors with large window over giving excellent natural light, radiator, tiled floor

Breakfast kitchen 4.32m(14' 2") x 3.23m(10' 7")- Excellent range of High gloss wood effect kitchen units comprising One and half bowl sink unit set into granite style worktops with matching splashbacks, cupboards and drawer below. Worktops extend to divide the living and kitchen areas forming a breakfast bar., Neff five ring gas hob with chimney style extractor hood over, with oven below, Intergated fridge, freezer, dishwasher and washer/dryer. Matching wall cupboards, tiled floor, radiator, Upvc double glazed window with views over marina.

Bedroom 2 3.48m(11' 5") x 3.10m(10' 2")- Radiator, Upvc double glazed window with

Jack & Jill Ensuite bathroom & house bathroom- Modern suite in white comprising panelled bath with shower screen and plumbed shower over, low flush WC, pedestal washbasin, tiled walls and floor, Chrome radiator/towel rail. Return door to landing.

Bedroom 3 2.92m(9' 7") x 2.69m(8' 10")- Radiator, Upvc double glazed window

Stairs from Landing to Second Floor Landing- Walk in Linen/laundry cupboard

Galleried Study area 3.00m(9' 10") x 1.91m(6' 3")- Chrome and glass balustrade with views over the living area and through the feature window to the marina. Radiator.

Master Bedroom Suite 8.28m max into dormers(27'2") x 5.84m max (19' 1") narrowing to 1.88m(6'2") x 4.26m(14')- Dormer windows to front and rear elevations, two radiators, excellent full with rang of built in fitted wardrobes

En suite Shower- Corner shower cubicle, low flush WC, vanity wash basin, extractor, heated towel rail, tiled floor, dressing mirror.

OUTSIDE

The property is approached via double electric gates with security intercom system. Allocated parking spaces for two vehicles. The property has its own private mooring directly to the rear of the property making it ideal for those with boating or watersport interests.

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GENERAL REMARKS

Tenure

The property is understood to be leasehold
 Service Charge(Incl Ground Maintenance)- £1750 p.a
 Mooring £1750p.a
 Frobisher House Management to cover bin store& House insurance- £350p.a

Services

Mains water, gas, electricity and drainage are understood to be connected. Gas fired central heating is installed. Services have not been checked or tested and purchasers should make their own enquiries.

Viewing- All viewings strictly by appointment only.

EPC

Energy performance certificate (EPC)

21 ELLISONS QUAY BURTON WATERS LINCOLN LN1 2QG	Energy rating C	Valid until: 29 November 2030
		Certificate number: 9396-3700-0090-0870-1101

Property type	Top-floor flat
Total floor area	137 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the rules, allowances and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-requirements-for-rental-properties) <https://www.gov.uk/guidance/minimum-energy-efficiency-requirements-for-rental-properties>

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

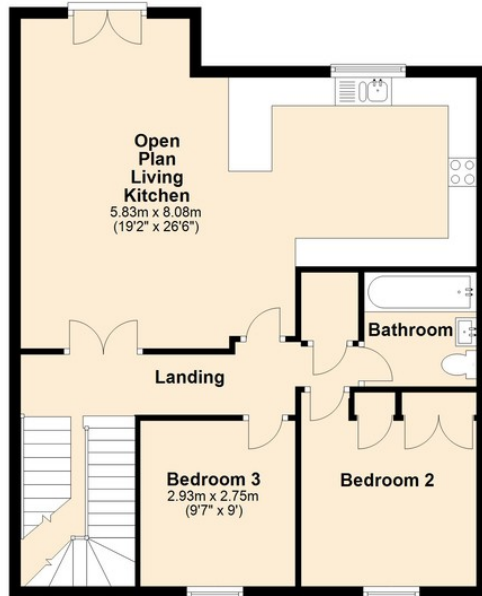
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		





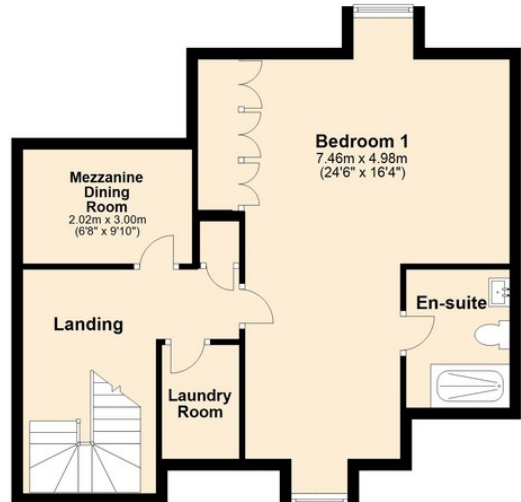
First Floor

Approx. 75.8 sq. metres (815.5 sq. feet)



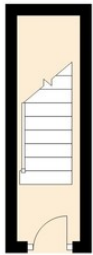
First Floor

Approx. 57.1 sq. metres (614.2 sq. feet)



Ground Floor

Approx. 4.5 sq. metres (48.2 sq. feet)



Total area: approx. 137.3 sq. metres (1477.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.