

Barton Mews

Short Lane, Barton-under-Needwood, DE13 8LT



For sale with no upward chain is this appealing second floor apartment situated in the ever popular Award Winning Extra Care Development for the over 55's, set in the sought-after village of Barton under Needwood.

Offers in the region of £137,000

John German

Barton Mews features communal hallways with a security intercom system plus lifts and staircase to all floors. There are a number of communal areas including a restaurant/café, residents lounge, laundry, library, beauty salon, hobby room, roof terrace and mobility scooter store.

Barton under Needwood has a high standard of amenities including shops, post office, public houses, doctor's surgery and Barton Marina.

Approached either by the lift or staircase, the apartment itself has a front door entrance into a hall with intercom system, doors leading off to all rooms and a useful storage cupboard.

A well-proportioned lounge is a light and airy room with extensive views over Barton and the surrounding countryside. This has an archway to a well-equipped kitchen fitted with a range of base and eye level units and a sink inset beneath the window. Integrated appliances comprise oven, hob, extractor hood and fridge.

Along the hall is a wet room with wall mounted shower, WC and pedestal wash hand basin.

Completing the accommodation is a double bedroom with built in wardrobes plus further wardrobes, to be included in the sale.

Outside the development is surrounded by communal gardens that are fully maintained. Excellent parking facilities are available on a first come first serve basis.

Note: We understand that the owners are prepared to leave the current furniture in situ if required.

Tenure: Leasehold. Commenced 1st September 2007 for a period of 125 years. Ground rent £150 per annum. Service charge £657.57 per month (covers gas, electricity and water). Free holders: Shaw Healthcare Ltd. (Purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk

www.eaststffsbcc.gov.uk

Our Ref: JGA/22022021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

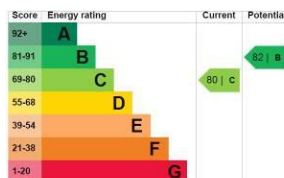
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