

# Barton Mews

Short Lane, Barton Under Needwood, DE13 8LT

John German





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£150,000

**Superb retirement apartment with courtyard garden views and accommodation comprising lounge diner, fitted kitchen, good size double bedrooms, and shower room; within a desirable village location.**

Decorated in neutral tones in a popular retirement development within the desirable village of Barton Under Needwood which offers an excellent range of amenities including shops, post office, public houses, Doctors surgery, Dentist, Barton Marina, and excellent transport links. The development itself benefits from fantastic facilities including a restaurant, café, residence lounge, library, laundrette, beauty salon, hobby room, roof terrace and mobile scooter store.

Access is via the communal entrance hall, having an intercom system with staircase and lift to all floors. The front entrance door leads into the apartment, which opens into the hallway area with a useful storage cupboard and doors leading off.

There is a light and spacious lounge / diner with views over the courtyard gardens and an archway leading to the fitted kitchen. This space is equipped with a range of base and eye level units with oven, hob and integrated fridge.

The bedroom is a good-sized double with a built-in wardrobe and, again, window framing views across the communal gardens.

The wet room is fitted with a suite comprising wash hand basin, WC, shower area, and part-tiled walls.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Date of Commencement:** 2008

**Ground Rent:** £150 Approximately P/A

**Service Maintenance Charge:** £674.91 P/A

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

<http://www.eaststaffsbc.gov.uk/planning>

**Our Ref:** JGA/16062021

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









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Approximate total area<sup>(1)</sup>  
463.91 ft<sup>2</sup>  
43.10 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

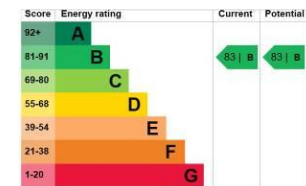
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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