

# Barton Mews, Short Lane

Barton-Under-Needwood, Burton-on-Trent, DE13 8LT



Set in the extremely popular Barton Mews over 55's development, this 1 bedroom apartment is excellently placed for the communal areas, and offered to market with no upward chain.

**Guide Price £129,950**

**John German** 

Barton Mews features a security intercom entry system, lift and staircase to all floors. Communal areas including a restaurant, café, residents lounge, library, laundrette, hobby room, roof terrace, mobility scooter store, and bathroom suite with hydraulic bath, plus the manager's office.

The property is accessed via the communal hallway with both stairs and a lift giving access to the first floor. Inside the apartment, there is a central hallway with doors leading off to the bedroom, wet room and lounge, as well as a useful storage cupboard.

The lounge is a generous size, with double glazed window and access through to the kitchen, which comprises a range of both eye level and base units with work surface over. Integrated appliances include an oven, electric hob and overhead hood/extractor, with a sink and drainer unit beneath the double glazed window.

Off the entrance hall is the part tiled wet room with a wall mounted shower, WC and hand wash basin.

Completing the accommodation in the double bedroom with built-in wardrobe and double-glazed window.

Outside, the site has its own car park, as well as communal grounds with maintained gardens.

Barton Under Needwood village has an excellent range of amenities including shops, post office, Doctor's surgery, dentist, public houses, Barton Marina and schooling at all levels. The nearby A38 provides links to the A50 and larger centres of Lichfield, Derby, Burton and Birmingham.

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

Lease Commenced: 31/03/2008

Term: 125 Years

Term Remaining: 111 Years as of April 2022

Ground Rent: TBC

Service & utility charges: £815.92 PCM

**Services:** Mains water, drainage and electricity 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)

[www.eaststaffsbcc.gov.uk/planning/applications-and-decisions/applications-and-appeals](http://www.eaststaffsbcc.gov.uk/planning/applications-and-decisions/applications-and-appeals)

**Our Ref:** JGA/17032022 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors or omissions in this document. This plan for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances mentioned will be tested and no guarantee is to their operation or efficiency can be given. Made with AutoCAD 2022



**Agents' Notes**

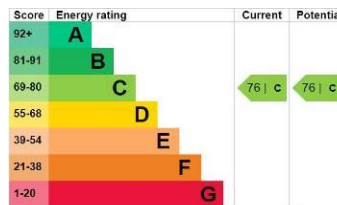
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst 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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