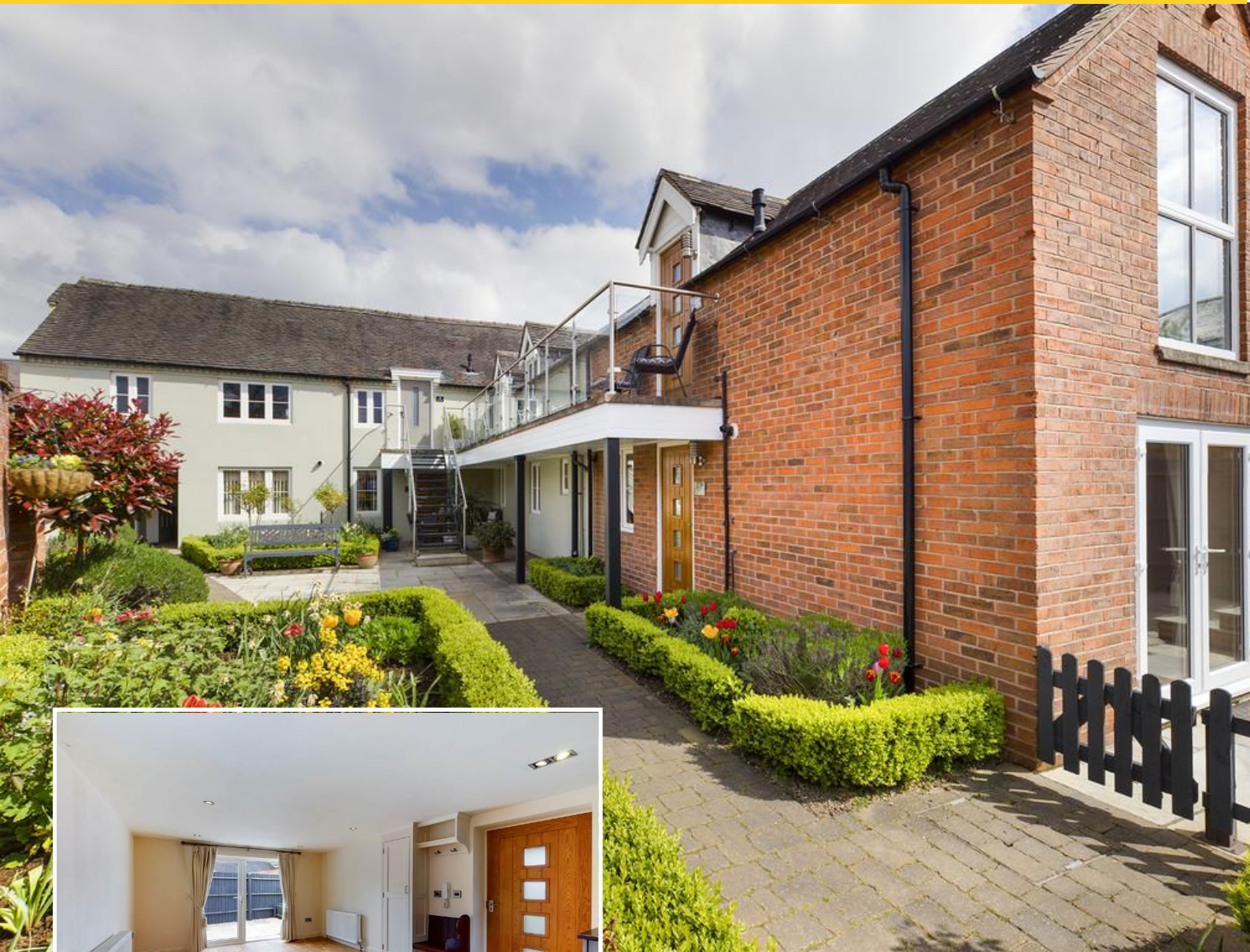


# Main Street

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



A beautifully appointed two-bedroom ground floor apartment on a select development of luxury homes with a garden and allocated parking. Situated in the heart of this ever-popular village, handy for the wide range of its excellent amenities.

NO UPWARD CHAIN

£225,000

John German

Situated in the highly desirable village of Barton-under-Need wood, popular for its John Taylor catchment and wide range of amenities that include shops, post office, public houses, doctors surgery, eateries, Barton Marina and schooling at all levels. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

Accommodation - A canopy entrance with light and entrance door opens into the impressive open plan living/dining/kitchen area with attractive flooring that also continues into the inner hall and bedrooms. The living and dining area has a feature church pew cupboard housing the gas central heating boiler, ceiling spotlights and glazed double doors open to a stone paved garden area. The kitchen is fitted with an attractive range of contrasting grey gloss units with granite work surfaces over incorporating a sink and drainer set below a side facing window. Appliances include hob with glass splash back, extractor hood, oven, fridge and washer/dryer.

An inner hall with window to side and ceiling spotlights leads to a shower room with stylish sandstone tiling, double shower enclosure with screen, wash basin and WC.

There are two well-proportioned bedrooms both of which have built in wardrobes and ceiling spotlights.

Outside the property is set within attractive communal gardens with well-established colourful gardens and a picket fence. This leads to the apartments own private garden which is predominantly paved extending to the rear and side. A gate leads to allocated parking at the rear.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). The apartment has a long lease that commenced in 2015 for a term of 999 years. Each apartment owner takes a share of the Freehold owning company and have joint responsibility to manage services charges for common costs for external electrics and maintenance of common areas.

**Service Maintenance Charge:** £60 P/M

**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.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

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

**Our Ref:** JGA/28042022

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

John German 



Approximate total area<sup>(1)</sup>

509.80 ft<sup>2</sup>

47.36 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

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