

# Barton Mews

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

John  
German





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£65,000

**Offered to market with no upward chain and enjoying an excellent position on the second floor of this award-winning retirement complex for the over 55's.**

Barton under Needwood is a highly regarded Staffordshire village with an excellent range of amenities including shops, public houses, dentist, doctors surgery and schooling at all levels including the renowned John Taylor High School. The nearby A38 provides links to Burton, Derby, Lichfield, Birmingham plus airports and the motorway network.

Barton Mews is a fantastic complex offering independent living and has a wide range of communal areas including a restaurant, café, residents lounge, library, launderette, beauty salon, hobby room, roof terrace balcony, mobility scooter store, bathroom suite with hydraulic bath and a manager's office. There is also ample on site parking.

The apartment itself is located on the second floor – accessible by both stairs and lift. It features an entrance hallway with doors leading off to the lounge/diner, bedroom and wet room – as well as having a useful storage cupboard.

The lounge/diner is a superb size with a double glazed window looking outwards from the development. There is access through to the kitchen which is appointed with both wall and base level units, work surface over and a host of integrated appliances including oven, hob and overhead cooker hood. There is also a stainless steel sink and drainer unit with skylight above.

The bedroom is a double size having both a low level window and skylight, integrated wardrobe space and ample space for additional bedroom furniture if required.

The wet room is part tiled with a wall mounted shower, low level WC and hand wash basin. With a further skylight, the wet room benefits from natural light.

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

**Tenure:** Leasehold. Commenced 1st September 2007 for a period of 125 years. Ground rent understood to be approximately £180 per annum. Service & utility charges: £934.42 PCM. Freeholders: 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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/12092022

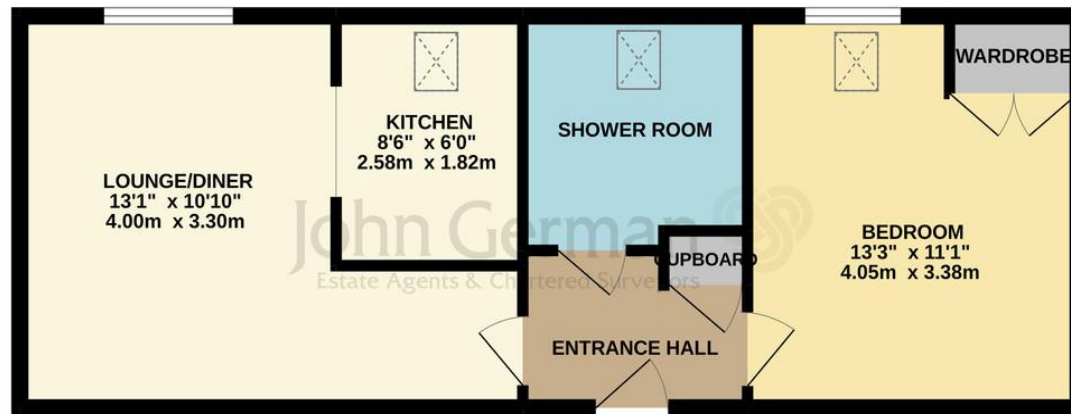
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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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