

Barton Mews, Short Lane

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

John
German



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£259,950

Extremely well presented two bedroom apartment with on-site facilities set within this award-winning extra care development for the over 55s, situated in a desirable area of the village.

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 and Birmingham, plus airports and the motorway network.

Barton Mews is a fantastic complex offering independent living together with a wide range of communal facilities including a restaurant, cafe, residents lounge, library, laundrette, beauty salon, hobby room, roof terrace balcony, mobility scooter store, bathroom suite with hydraulic bath, plus a manager's office. There is also on-site parking available

Accommodation

The entrance door opens into a welcoming reception hallway, where doors lead off to the spacious lounge, wet room, both bedrooms and useful storage cupboards.

The lounge is generously sized with ample space for seated furniture along with a dining room table and chairs.

You will find access to the kitchen through a sliding shutter door, and is fitted with oak cabinets wrapping around three walls with an integrated oven, hob and extractor fan.

The wet room hosts a low-level WC, shower and hand wash basin, with part tiling to the walls.

Bedroom one is very spacious with double glazed softwood windows and built-in wardrobes.

Bedroom two is well proportioned and is currently being used as an office.

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

Lease Commenced: 6.11.2009

Term: 125 years from and including 1.9.2007 to and including 31 August 2131

Parties: Shaw Healthcare (Barton) Limited

Service & Utility Charges: £1,018.52 PCM

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

Our Ref: JGA/20102022 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C







Agents' Notes

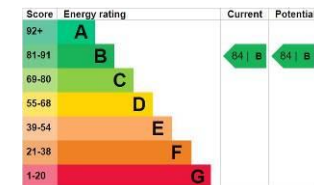
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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