

# Short Lane

Barton Under Needwood, DE13 8LT

John German





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£139,950

**Superb retirement apartment offering plenty of space, redecorated & recarpeted throughout & ready to move into. Situated in a superb, well-appointed complex with a range of facilities.**

**No upward chain.**

Situated in a superb retirement complex is this impressive larger style one bedroom apartment, ready to move into having been recently decorated throughout with new carpets, giving it that new feel. Understood to be the largest one-bedroom apartment on the complex, it offers plenty of space.

The good-sized reception hallway is fitted with a storage cupboard and has doors leading off. There is a light and spacious lounge/dining room with dormer style window giving views over communal gardens to rear. There is an archway leading through to a smart fitted kitchen, equipped with a range of base and eye level units with worksurfaces over, sink & drainer unit, oven, hob, extractor hood, integrated fridge freezer and skylight.

There is a very good-sized double bedroom, 18"1 x 11"3, with built-in storage and dormer window framing views across communal gardens. There is a wet room style shower room with WC, wash hand basin, mixer shower and skylight.

Barton Mews is a superb retirement complex offering independent living and has a wide range of communal areas including restaurant, café, residents lounge, library, laundrette, beauty salon, hobby room, roof terrace and mobility scooter store. The entrance hall has a security intercom, a lift to all floors for easy access and there is ample parking on site. Situated just a short distance away from the village centre, where there is a choice of places to eat, pubs, village shop and a doctors underneath the complex.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). We understand the lease commenced 1<sup>st</sup> September 2007 with approx. 110 years remaining.

Ground rent in region of £150 per annum.

Service & utility charges £836.41 PCM

We understand the freeholders are Shaw Healthcare.

**Services:** No gas. 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.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/14122022

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









## Agents' Notes

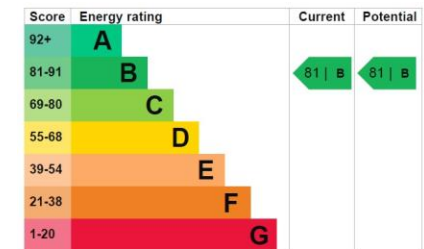
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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