

# Station Road

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

John German



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£95,000

**A superb retirement apartment for the over 55's in heart of this vibrant village within walking distance of the excellent amenities.**

Situated in the highly sought-after village of Barton under Needwood is this superb first floor retirement apartment that is in walking distance to its wide range of amenities including shops, pubs, doctors, eateries and the popular Barton Marina. There is also a bus stop nearby.

The flat features a well designed layout including a light and spacious living/dining room with two front facing windows. The kitchen is fitted with a range of base and eye level units, worksurfaces and space for appliances. A window overlooks the communal gardens.

There is a rear facing double bedroom and a superb refitted and upgraded shower room with good sized shower enclosure, WC, pedestal wash hand basin and chrome towel rail/radiator.

Outside there are attractive maintained communal grounds alongside residents parking and visitor parking, available on a first come first serve basis.

Barton Lodge is managed by Anchor Housing Association and has a scheme manager on site, for residents over 55. There is a laundry room and guest suite on site. Each property is equipped with a door entry phone system, communal TV points and a direct call system to Anchor. The monthly management charges include the services of the scheme manager, external decoration, window cleaning, buildings insurance, grounds maintenance and the emergency call system together with a contribution towards the sinking fund for capital expenditure, payable on the sale of the property.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Term: 125 years from 18th July 1985.

Service and maintenance charge is currently £237.25 with Anchor Hanover.

**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.

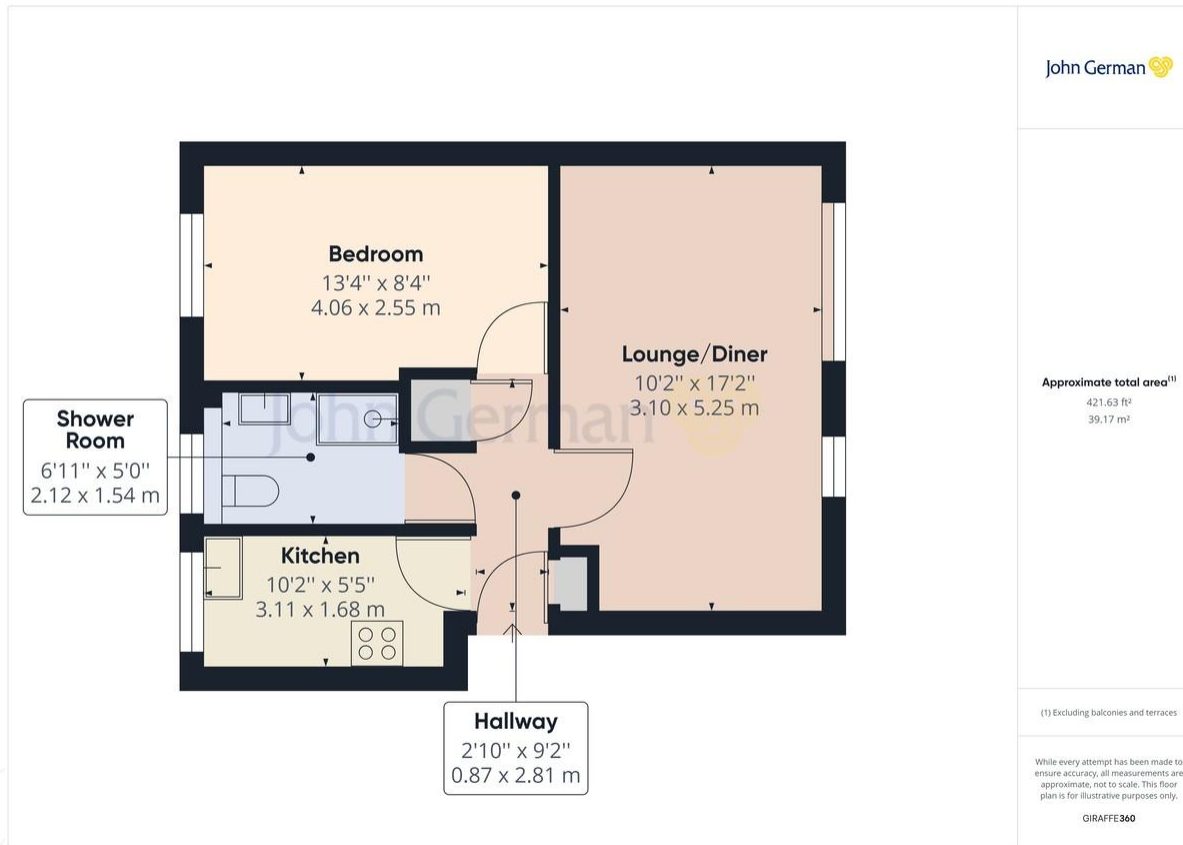
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eastsaffsbcc.gov.uk](http://www.eastsaffsbcc.gov.uk)

**Our Ref:** JGA/13022023

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







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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.



## John German

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