

# Barton Mews

Short Lane, Barton Under Needwood, DE13 8LT

John German



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£130,000

## A superb retirement apartment with views over communal gardens together with roof terrace balcony.

Situated in the sought after village of Barton under Needwood is this superb retirement apartment in a well designed complex with a range of facilities and amenities on site. Situated just a short distance away from Barton under Needwood centre with a range of pubs, shops and places to eat on offer.

There is a security intercom with communal entrance hall with both stairs and lift access to all floors. This particular apartment enjoys a second floor position with views over communal gardens.

The front entrance door opens into a good sized hall with storage cupboard, door to left opening into the living/dining room with a doorway into a smart fitted kitchen equipped with a range of base and eye level units with work surfaces over, integrated eye level oven and hob and skylight.

There is a large double bedroom with built in storage and window framing views across communal gardens. The wet room style shower room comprises shower, WC and wash hand basin.

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

Service & maintenance charges TBC. The service charge includes heating, water and electricity use and also the resident 24 hour on call concierge. It does not include council tax or telephone lines.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 18<sup>th</sup> December 2011 for 125 years.

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

**Our Ref:** JGA/27042023

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







## Agents' Notes

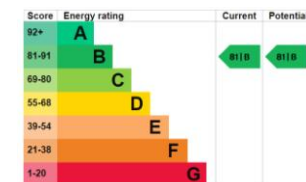
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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