

Short Lane

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



Situated in this sought after village, a superb retirement apartment that has been fully decorated and carpeted throughout in an enviable position within this well designed complex with a range of facilities and amenities on site. Located only a short distance away from the excellent range of village amenities.

NO UPWARD CHAIN

£145,000

John German 

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 scooter store, additional bathroom suite with hydraulic bath and a manager's office. This particular apartment enjoys an enviable position within the complex, conveniently placed for the range of facilities on hand and has recently been fully decorated and carpeted. There is ample parking available on site on a first come first serve basis.

Barton under Needwood offers a wide range of amenities including shops, post office, public houses, doctors' surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

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

The front entrance door opens into a good sized hall with a storage cupboard. A door to the right opens 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.

There is a large double bedroom with window framing views across communal gardens.

The wet room style shower room comprises shower, WC and wash hand basin.

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

125 year lease commenced in September 2007.

Ground rent £150 per annum (will increase after 25 years).

Service charge £754.74 per month.

Freeholders are Shaw Healthcare

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.

Property construction: TBC

Parking: TBC

Electricity supply: TBC

Water supply: TBC

Sewerage: TBC

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.eaststaffsb.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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