

# Barton Turn

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



This lakeside apartment has wonderful views in a vibrant marina setting with waterfront cafes & bars. Ready to move into with an open plan kitchen/living space opening out to a balcony, two lovely bedrooms, ensuite and main bathroom in a gated development.

NO UPWARD CHAIN

£385,000



John German 

The development of these luxury apartments is set within a private secure gated community where each apartment has parking for two cars. This available first floor apartment benefits from a balcony with delightful views over a lake.

To the rear of the waterfront is the Lakeside apartments with access through the powered gates into the parking area and development. The property is accessed through a communal lobby and stairwell with lift access to the first and second floor apartments and penthouses.

The second shared lobby has the solid oak front door to the apartment which opens up into a spacious entrance hall with an intercom phone/video link to the main door.

Down the hallway is a large open plan kitchen and living area with large window and sliding door opening up to look over the lake plus another door to the side which leads to the balcony. The modern kitchen has brand new integrated appliances including ceramic hob, slimline dishwasher, larder fridge, freezer and oven. There are also high specification wall and base units with complementary worktop and tiling.

The master bedroom is a well-proportioned double with ensuite that has a WC, sink and double shower cubicle all with top quality fittings. There are large windows and sliding door overlooking the lake, plus the master bedroom benefits from a dressing area with fitted wardrobes.

The second bedroom is also a double with the same view over the lake. The main bathroom has a bath, WC and sink boasting fashionable tiles that complement the suite. Additionally off the hall is a utility cupboard with fitted worktop and services ready for a washer and a condenser dryer, plus there is a separate storage cupboard.

The apartment benefits from underfloor heating throughout powered by a gas combi boiler plus double glazing.

Barton Marina has attractive moorings which are home to colourful boats and barges, while the waterfront boasts welcoming bars, cafes, restaurants and independent shops, including a delightful delicatessen and even a cinema. Barton Marina also has woodland with a myriad of walks and pathways - you're never far from nature at Lakeside Apartments. Home to over 300 boats, you're free to explore in all directions by road, canal, footpath and cycle ways. The historic village of Barton under Needwood is within walking distance for everyday amenities such as a library, pubs and a stunning church are also at hand. Access to the A38 is within minutes of leaving the Marina.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 26/9/16. 108 years remaining as of 2024. Service charge £1904.62 per annum. Ground rent £250 per annum.

**Property construction:** Standard **Parking:** Allocated spaces

**Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Superfast FTTP.

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

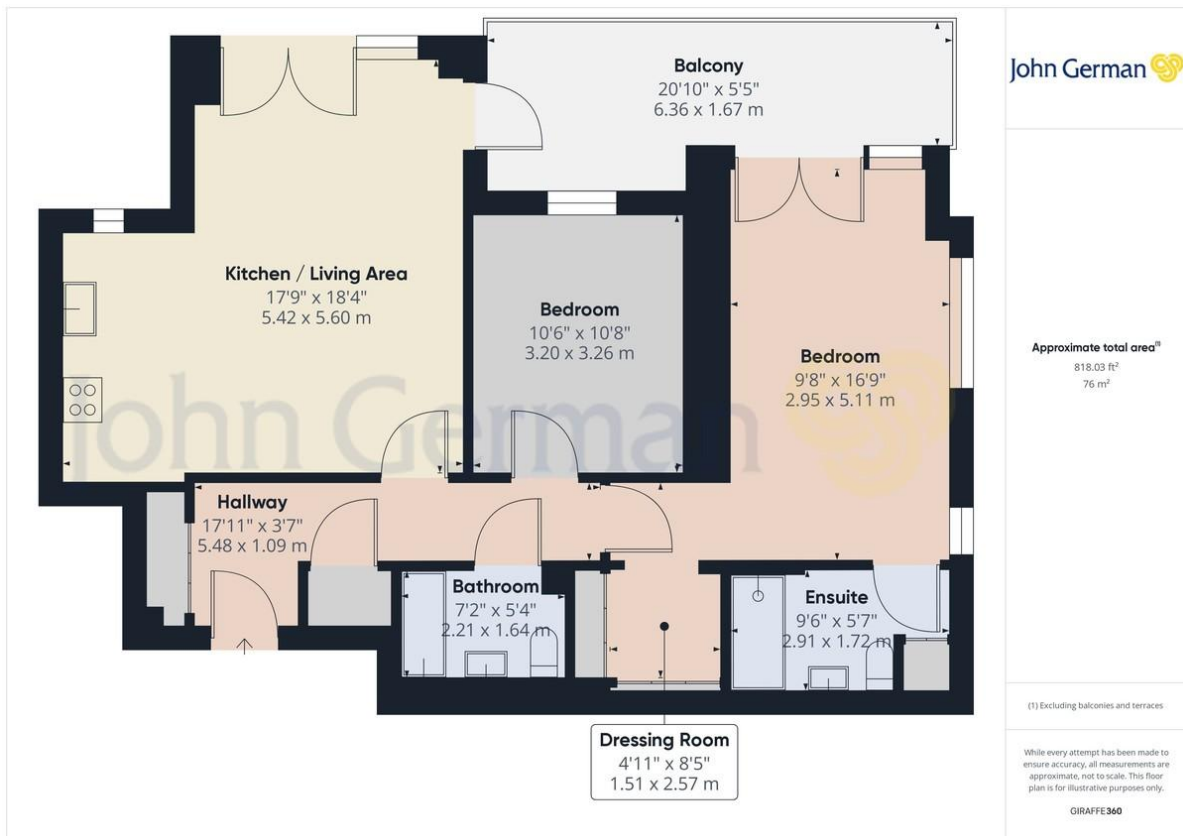
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA12032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German  
 21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA  
 01283 716806  
 barton@johngerman.co.uk

**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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**