

# Barton Lodge

Station Road, Barton-under-Needwood, DE13 8DR

John  
German





# Barton Lodge

Station Road, Barton-under-Needwood, DE13 8DR

£90,000

**A superb retirement apartment in the heart of this sought after village within walking distance of its wide range of amenities that is superbly presented throughout, ready to move into.**

## **NO UPWARD CHAIN**

Situated just a stones throw away from the heart of Barton under Needwood and within walking distance from its wide range of amenities including shops, post office, public houses, doctors surgery, post office, pharmacy and eateries. Just outside the village is popular Barton Marina with its bars, cinema, cafes, shops etc.

This particular apartment enjoys a superb position with a door opening to its own private staircase to a first floor landing where doors lead off.

A light and spacious lounge/dining room overlooking the main street. Across the hall is a smart fitted kitchen with a range of base and eye level units, work surfaces over, space for appliances and window to the rear.

There is a generous double bedroom with a fitted wardrobe and a bathroom has a suite comprising pedestal wash hand basin, panel bath and WC. It is ready to be modernised and has a window to the rear.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 years from 30 May 1985. Service charge £2847 per annum for 2024/2025 (paid monthly). Freeholders are Anchor Hanover Group.

**Property construction:** Traditional      **Parking:** Communal      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

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

**Broadband type:** Unknown

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 A

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

**Our Ref:** JGA/22032024

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.











Ground Floor



Floor 1

John German 

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**Approximate total area<sup>m</sup>**

483.3 ft<sup>2</sup>  
44.9 m<sup>2</sup>

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(1) Excluding balconies and terraces.

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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Agents' Notes

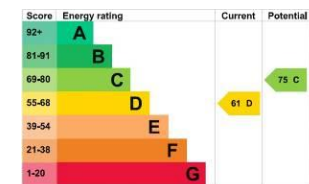
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## John German

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Burton upon Trent | Derby | East Leake | Lichfield  
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