

Short Lane

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

John German



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£160,000

Available with no upward chain this larger than average one double bedroom top floor apartment is set within this popular award-winning development in the sought-after village of Barton-under-Needwood.

The apartment benefits from additional windows giving ample natural light and is situated towards the front of the development handy for the communal amenities. These include a restaurant, café, resident's lounge, library, laundrette, beauty salon, hobby room, roof terrace and mobility scooter store. A communal entrance hall has an intercom entry system plus a lift and staircase to all floors.

Barton under Needwood has a high standard of amenities including shops, post office, public houses, doctor's surgery, Barton Marina and quality schooling. The nearby A38 provides links to the A50, M6, Lichfield, Burton, Derby and Birmingham.

A communal entrance hall has an intercom entry system plus a lift and staircase to all floors. The communal hallway leads to a panelled door which opens into the entrance hall with intercom entry system and doors leading off to the lounge, bedroom and wet room.

The spacious living area combines the lounge, dining area and kitchen into one large space and features dual aspect windows giving ample natural light. The kitchen area features a comprehensive range of base and wall cabinets along with integrated appliances including an oven, hob and cooker hood.

Off the hall is the wet room featuring a shower area, wash hand basin and WC with part tiled walls and a skylight window.

Completing the accommodation is the spacious double bedroom with built-in wardrobes, window to the rear and a roof window.

Outside the property stands within communal grounds with parking area, gardens and walkways leading through to the village and Barton Marina.

Tenure: Leasehold. Service & utility charges: £815.92 PCM. Ground rent is currently £150 per annum (6-monthly two payments of £75) Freeholders are Shaw Healthcare. (Purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.environment-agency.co.uk; www.eaststaffsbc.gov.uk/planning

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

Our Ref: JGA/02012020





Communal Lounge/Dining Hall



Communal Outdoor Seating Area





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

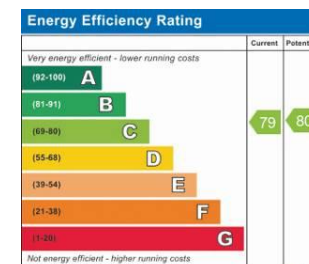
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