

Barton Mews

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



Excellent first floor apartment for those 55 years and over, award-winning extra care facility, conveniently positioned for the in-house amenities, lounge / dining room and adjoining kitchen with appliances, wet room and good-sized double bedroom.

£132,500



John German

Conveniently positioned for the excellent in-house amenities. This appealing first floor apartment is available with no upward chain and is situated within this award-winning extra care development for those 55 years and over in the sought-after village of Barton Under Needwood.

Barton Mews features a security intercom entry system, lift and staircase to all floors, communal areas including a restaurant, café, residents lounge, library, laundrette, hobby room, roof terrace, mobility scooter store, bathroom suite with hydraulic bath, plus the manager's office.

Barton Under Needwood village has an excellent range of amenities including shops, post office, Doctor's surgery, dentist, public houses, Barton Marina and schooling at all levels. The nearby A38 provides links to the A50 and larger centres of Lichfield, Derby, Burton and Birmingham.

Accommodation: a communal hallway leads to the staircase and lift; then leading to the first floor, a panelled door opens into the entrance hall with an intercom entry system and doors leading off to the lounge, bedroom and wet room, plus a useful storage cupboard. The well-proportioned lounge has ample, natural light, a double-glazed window and open plan access to the well-equipped kitchen fitted with a range of base and wall cabinets, sink unit, integrated oven, hob and cooker hood. Off the entrance hall is the wet room with a wall mounted shower, WC, wash basin.

Completing the accommodation in the double bedroom with built-in wardrobe and double-glazed window.

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

Tenure: Leasehold (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.

Freeholder: Shaw Healthcare

Commencement of Lease: 2007

Years Remaining of Lease: 113

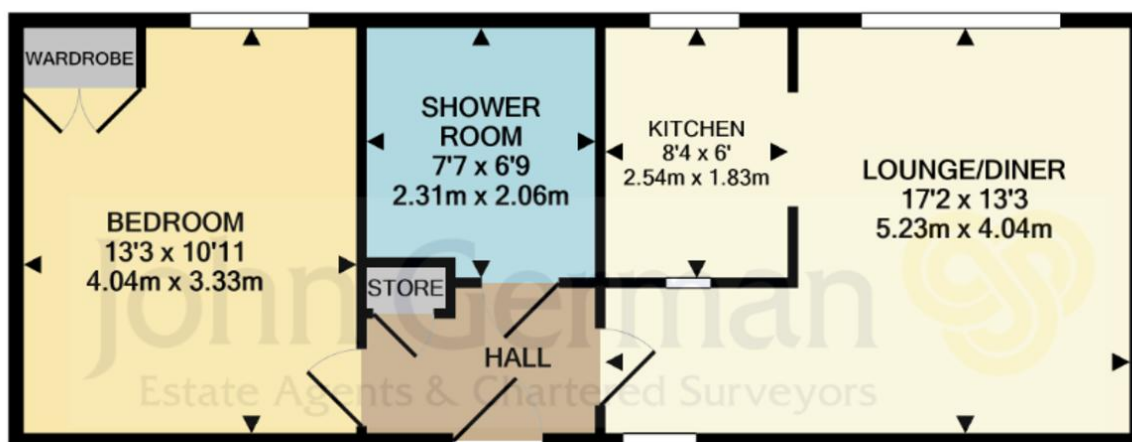
Ground Rent: £150 P/A

Service & utility charges: £815.92 PCM

Useful Websites: www.environment-agency.co.uk,

Our Ref: JGA/29012020

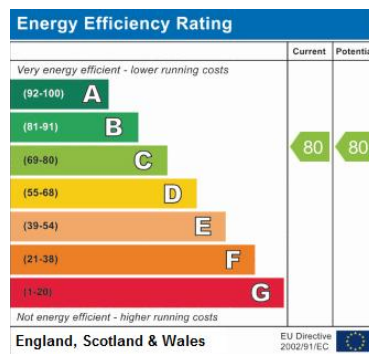
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B



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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John German
 21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA
 01283 716806

Agents' Notes

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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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