

# Short Lane

Barton Under Needwood, DE13 8LT



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£180,000

**A beautiful retirement apartment featuring a superb layout including a substantial open plan kitchen/dining/living space filled with natural light, huge double bedroom and shower room in a well designed retirement complex, close to the heart of the popular village location.**

This superb retirement apartment features plenty of space and natural light offering a well designed layout on the first floor of this retirement complex close to the heart of Barton Under Needwood with a range of pubs and places to eat together with shops, doctors, pharmacy all close by. The highlight is a superb open plan kitchen/dining/living room filled with natural light enjoying a dual aspect with views across the grounds to Short Lane and beyond.

The kitchen area is fitted with a range of base and eye level units with worksurfaces over, integrated oven and hob. We understand the fridge freezer is to be included. There is a very good sized living/dining area within this room enjoying a dual aspect. We understand the owners intend to include the dining table and four chairs. There is a substantial double bedroom with double fitted wardrobe and space for additional furniture. There are two windows pouring in plenty of natural light. The shower room features a suite comprising shower cubicle, pedestal wash hand basin and WC.

Barton Mews is a fantastic complex offering independent living and has a wide range of communal areas including a restaurant, café, residents lounge, library, laundrette, beauty salon and hobby room, roof terrace balcony, a scooter store, bathroom suite with hydraulic bath and managers office together with ample parking on site available on a first come first serve basis.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year commenced September 2008. Service & utility charges: £836.41 PCM. Ground rent £150 per annum.

**Services:** Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

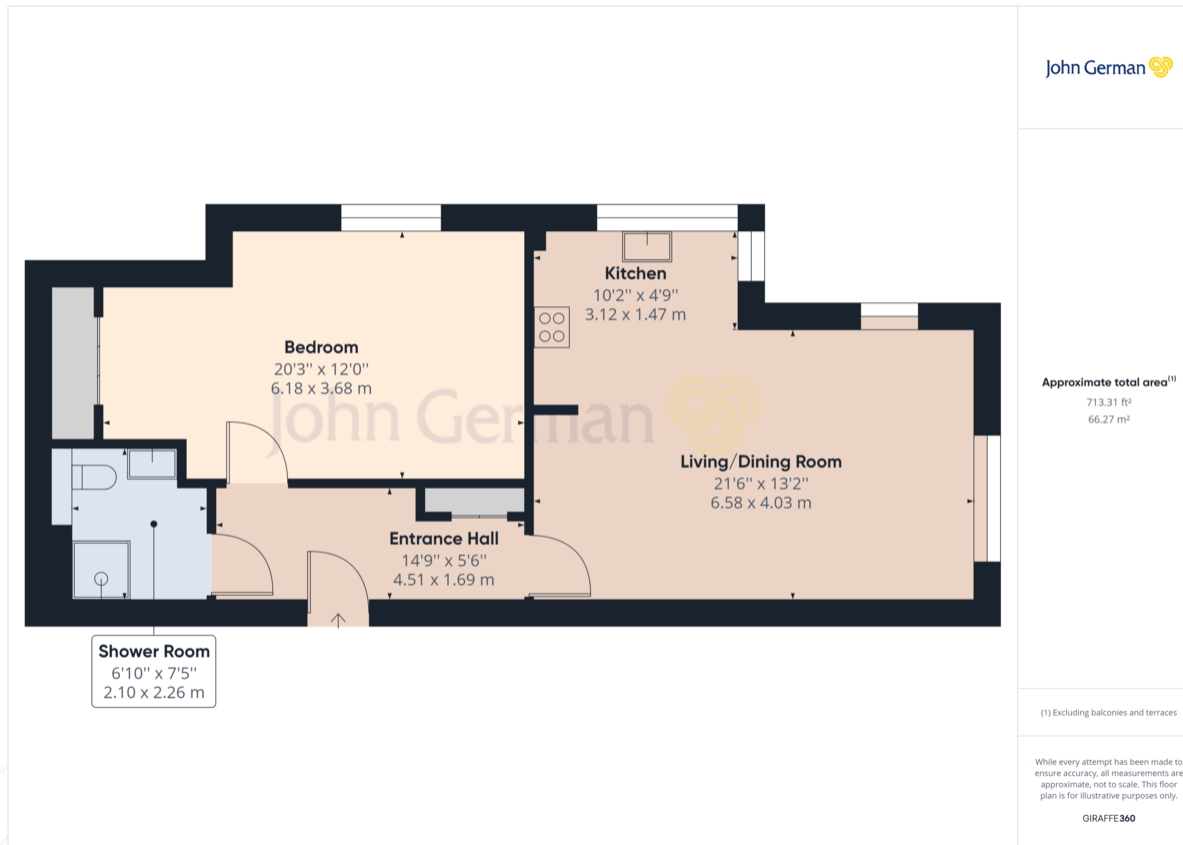
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/06022023

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







## Agents' Notes

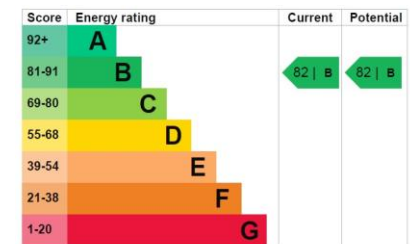
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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**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.



## John German

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