

# The Lakeside,

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

John  
German





Dark wood cabinet unit on the left side of the kitchen, featuring a built-in oven with a glass door and a silver handle.

Window with white blinds and a chrome faucet, located above the countertop.

White countertop with a built-in sink and a cooktop.

Dark wood cabinet unit on the right side of the kitchen, featuring a built-in oven with a glass door and a silver handle.

Light-colored tiled floor with a dark brown rug in the foreground.


White wall on the left side of the kitchen.

White ceiling with recessed lighting fixtures.

# The Lakeside

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£275,000



Set in a marina side setting this stunning apartment has had new carpets throughout and has been freshly decorated ready to move into. It has two bedrooms, one with en suite, open plan living/dining/kitchen and two parking spaces.

NO UPWARD CHAIN

This contemporary ground floor apartment is located in the popular Barton Marina setting being just a stroll away from its bars, cafes, boutique stores, Red Carpet Cinema and lakeside walks. It is just a short distance from the village itself that has a wide range of amenities including shops, post office, public houses, doctors' surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

The apartment has been freshly decorated and newly carpeted ready for the new owner to move in. The front entrance door opens into an L-shaped hallway with a useful utility cupboard ideal for storage plus space for a washing machine and tumble dryer.

To your right is the open plan living/dining/kitchen equipped with a stylish range of gloss finish base and eye level units complemented by contrasting worksurfaces over incorporating a sink and drainer set below a window. A range of integrated appliances include an oven, microwave combi oven, dishwasher, fridge freezer together with spotlights and tiled flooring to the kitchen area. The living and dining area features a new carpet and a picture window enjoying views.

Across the hall the master bedroom is a generous double with fitted wardrobes and the luxury of its own modern shower room with contemporary tiling.

Bedroom two is also a double sized room and lies adjacent to the main bathroom with a white three piece suite and modern tiling to wet areas.

There are two allocated parking spaces conveniently located next to the apartment itself within a secure gated complex.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Lease commenced 29/11/2017.

Ground rent is currently £250 per annum. (Subject to change)

Estate charge is currently £1075 per annum (building charge of £54 and reserve fund of £230), paid twice yearly. (Subject to change)

Not allowed to use as a holiday let or Air Bnb etc.

Freeholders are Hadrian Property Management.

**Property construction:**

**Parking:** Two spaces      **Electricity supply:** Mains      **Water supply:** Mains      **Sewerage:** Mains

**Heating:** Mains      (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre      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 C

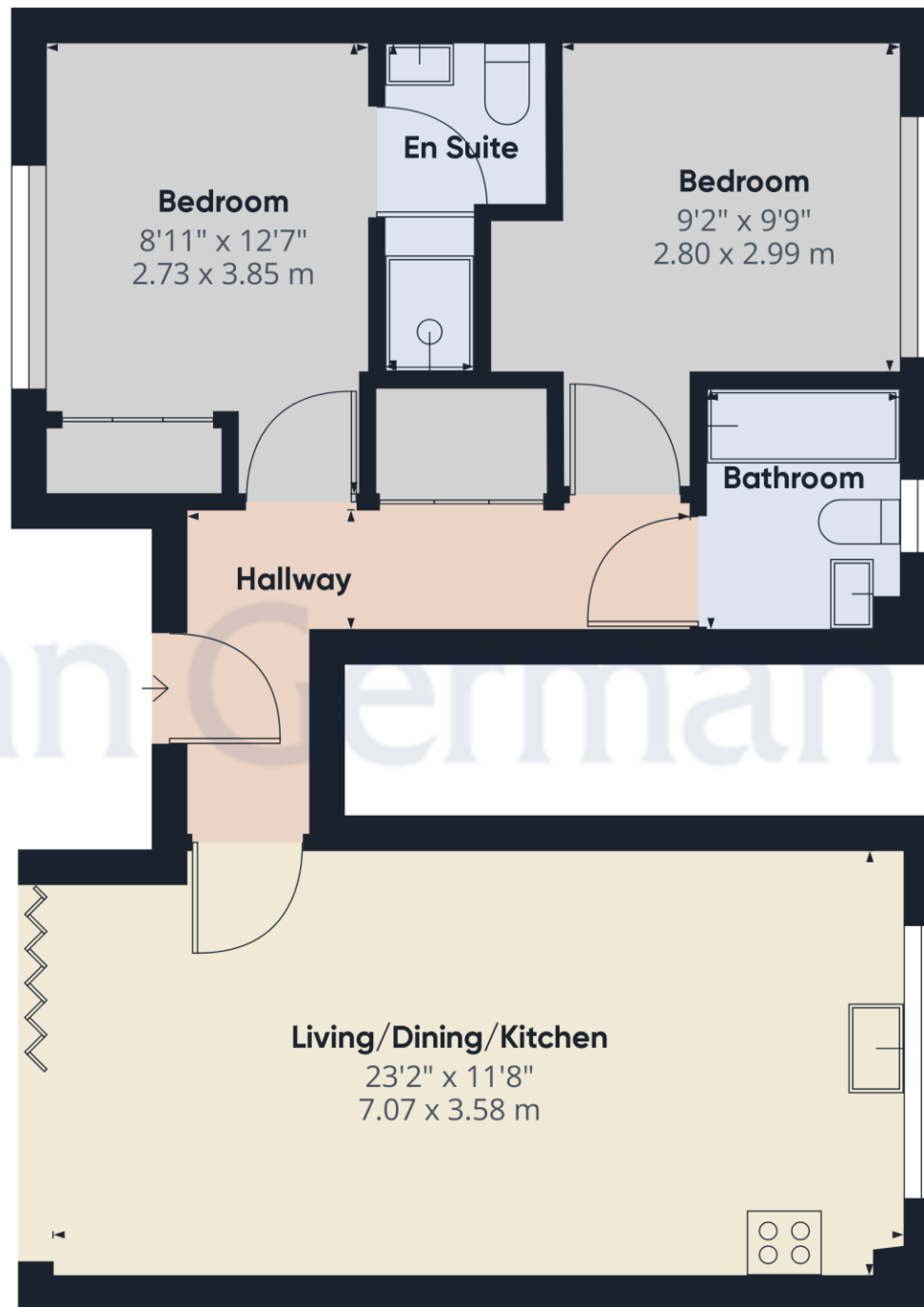
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09022024

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Approximate total area<sup>(1)</sup>  
651.19 ft<sup>2</sup>  
60.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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