

# Barton Lodge, Station Road

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

John German



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£125,000

**A lovely ground floor retirement apartment for the over 55's occupying a central village position with well presented accommodation and ready to move into. Highlights include living room, upgraded kitchen, two double bedrooms, bathroom, maintained communal gardens and residents parking.**

**No upward chain.**

This lovely ground floor apartment enjoys a superb position in the centre of the village handy for a range of amenities including Co-op store, post office, doctors, pharmacy, café's, pubs and places to eat, together with a bus stop just outside the development. It really does offer a high level of convenience. Well presented throughout and set on a lovely retirement development available for the over 55's with maintained communal gardens and residents parking to rear. This is an ideal property to downsize to.

Enjoying a ground floor position on the development with a lovely aspect to the main street to front and having a useful outside storage cupboard. The front entrance door opens into the porch which in turn has a door opening into the living room with window framing views to front and door leading through to a good size internal hallway with further doors leading off. This is a two bedroom apartment which allows for flexibility with the second bedroom currently used as a good size sitting room featuring an electric fire at the focal point and window framing views across the communal gardens to rear. The kitchen has been refitted and upgraded with a range of base and eye level units with work surfaces over, sink and drainer unit, cooker and fridge which are both to be included within the sale, and window framing views over communal gardens to rear. There is a good size double bedroom with window to rear and a bathroom with a suite comprising bath, pedestal wash hand basin and WC.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced in 1984 for a period of 125 years. Service charge £3277.32 per annum - includes maintenance of communal gardens, external building maintenance and a communal laundry – further details available upon request.

**Property construction:** Standard. **Parking:** Residents parking.

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

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

**Broadband type:** 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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) Our Ref: JGA/08072024







## Agents' Notes

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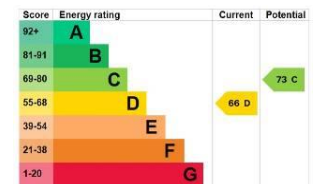
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## John German

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