



21 Barton Mews, Short Lane, Barton under Needwood, DE13 8LT



Offered with no upward chain is this well presented second floor apartment, enjoying a prime setting within an award winning assisted living facility in Barton under Needwood. This spacious self contained apartment benefits from both staircase and lift access, and comprises well maintained interiors laid to entrance hall, large living and dining room, fitted kitchen, wet room and two well proportioned bedrooms, one of which features a range of fitted wardrobes. The apartment benefits from a quiet spot overlooking the interior communal courtyard gardens and offers either secure independent living, or the option to tailor a care package to the resident's individual needs.

Built around 10 years ago, Barton Mews is an award winning assisted living facility set within the popular village of Barton under Needwood. Covered by a monthly fee is 24 hour assistance with each resident having an

emergency alarm button, and flexible care package options are available and can be amended at any time. Communal amenities within Barton Mews include a lounge, restaurant (with in-room dining also available), launderette, hairdressers, library, hobby room, mobility scooter storage, pleasant landscaped gardens and a rooftop terrace. On offer to residents is a varied and active social programme both on site and with regular trips across the Staffordshire area.

Outside is ample parking for residents and visitors, and there is interior access from the ground floor into Barton under Needwood's cottage hospital. In addition to the interior courtyard there are communal gardens to the rear of Barton Mews with a pathway leading into the village centre where amenities including a post office, co-op general store, pharmacy and more can all be found.

- Second Floor Apartment
- Award Winning Assisted Living Facility
- Offered with No Upward Chain
- Desirable Village Location
- Spacious Living & Dining Room
- Modern Fitted Kitchen
- Two Bedrooms & Wet Room
- Pleasant Setting overlooking interior Courtyard Garden
- Superb Communal Spaces including Lounge, Dining Room & Outdoor Terrace
- Lift & Staircase Access
- Ample Visitors/Residents Parking
- Tailored Care Packages Available
- Walking Distance to Village Centre

Entrance Hall

From the second floor hallway, a door opens into this private hallway, having fitted storage and doors opening into:

Living & Dining Room 6.9 x 4.05m (approx. 22'8 x 13'3)

A spacious reception room having a skylight and windows overlooking the landscaped interior

courtyard. Opening into:

Kitchen 2.57 x 1.82m (approx. 8'5 x 6'0)

A modern range of wall and base units house an inset sink with side drainer as well as integrated appliances including an electric hob and oven. There is space for a fridge freezer and the kitchen has tiled splashbacks and a skylight

Master Bedroom 4.5 x 4.05m (approx. 14'9 x 13'3)

A spacious principal bedroom having a range of fitted wardrobes and both a window and skylight providing natural light

Bedroom Two 3.08 x 2.72m (approx. 10'1 x 8'11)

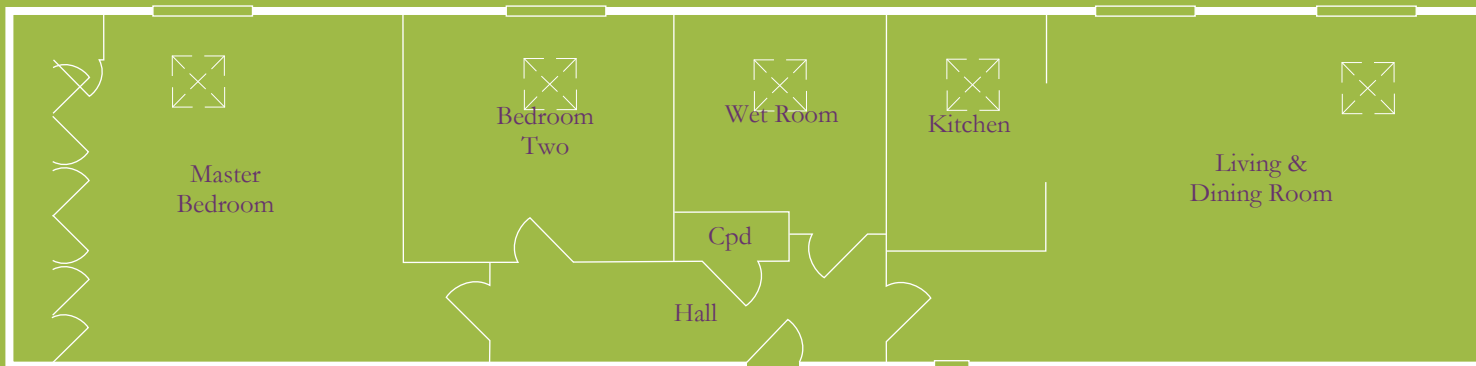
Having a skylight and a window with courtyard garden views

Shower Room 2.34 x 2.13m (approx. 7'8 x 7'0)

Comprising wash basin, WC and wet room style shower, with tiled splash backs, non-slip flooring, a heated towel rail and a skylight







Please Note: There is a monthly service charge of **£000** including council tax, communal maintenance and general maintenance. Utilities bills are currently chargeable at **£00** pcm. Ground rent is payable in two equal instalments per annum. Tailored care packages are available at an additional cost. The property is Leasehold (remaining length of lease to be established by legal representatives)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.