



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



Offered with no upward chain is this generously proportioned one bedroom apartment, set within an award winning assisted living facility in the desirable village of Barton under Needwood. This second floor apartment is one of only two in the block being of this generous size and layout, benefitting from lift access and comprising well maintained, open plan interiors laid to entrance hall, spacious living and dining room, kitchen, wet room and a large double bedroom with study/dressing area. The apartment benefits from a peaceful setting to the side of the building alongside convenient access to excellent amenities and the thriving community this secure and friendly assisted

living facility has to offer.

Built around 15 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. 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), laundrette, hairdressers, library, hobby room, mobility scooter storage, pleasant gardens and rooftop terraces, and there is a varied and active social programme

on offer to all residents.

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.

Barton Mews lies on Short Lane close to the heart of Barton under Needwood, benefitting from peaceful communal gardens and terraces overlooking the surrounding area.

The village centre is a short walk away and offers a superb array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, pharmacy, dentists, and a stunning Tudor church, with the Barton Cottage Hospital & Family Practice also being on the same site as the apartments. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer more comprehensive facilities, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.

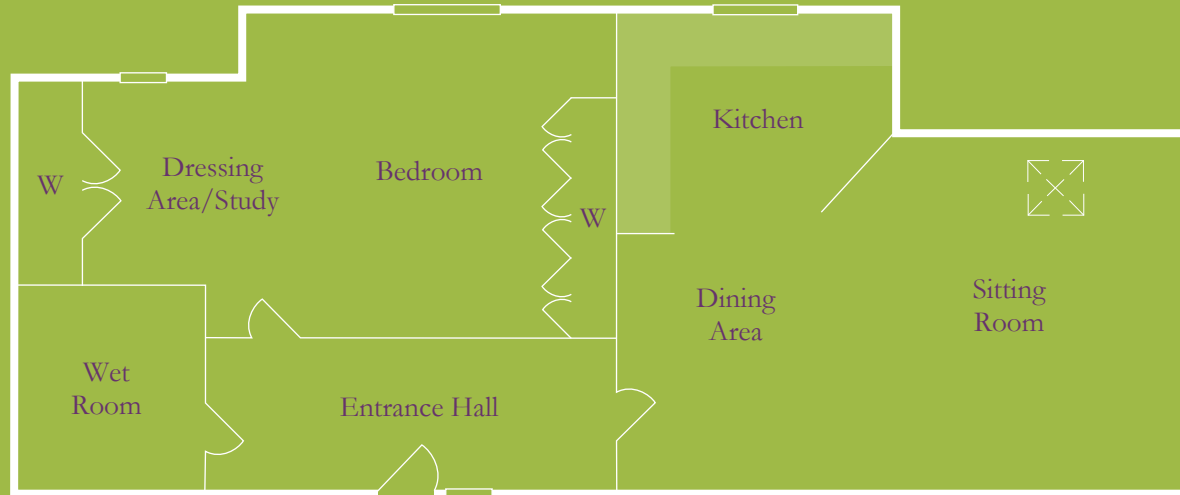


- Second Floor Apartment
- Award Winning Assisted Living Facility
- Offered with No Upward Chain
- Desirable Village Location
- Spacious Living & Dining Room
- Modern Fitted Kitchen
- Large Bedroom with Study/Dressing Area
- Wet Room
- Superb Communal Spaces including Lounge, Dining Room & Laundrette
- Terraces & Communal Gardens
- Secure Intercom, Staircase & Lift Access
- Ample Visitors/Residents Parking
- Tailored Care Packages Available
- Walking Distance to Village Centre



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





Entrance Hall 4.54 x 1.7m (approx. 14'10 x 5'7)
Both lift and a staircase rises to the second floor leading to the private entrance into the apartment, having a useful fitted storage cupboard and doors leading into the bedroom, wet room and living space. The telephonic and video calling intercom access system can be operated from the hallway

Open Plan Living & Dining Room & Modern Kitchen 6.63 x 5.52m (approx. 21'9 x 18'1) – max
A spacious reception room offering plenty of space for separate dining and living areas. A window and a skylight provide plenty of natural light and there is an electric fireplace to one side. The **Kitchen** is fitted with a range of wall and base units housing an inset sink with side drainer, space for a fridge freezer and an integrated electric oven and hob with extractor fan above. The kitchen also has a window to the side

Bedroom 6.2 x 3.72m (approx. 20'2 x 12'2) – max
A large double bedroom having windows to the front, a range of fitted wardrobes to one side and a further double fitted wardrobe to an area ideal as a dressing room or study

Wet Room 2.26 x 2.11m (approx. 7'4 x 6'11)
Fitted with a white suite having fitted wash basin, WC and wet room style shower, with tiled walls

Please Note: The apartment is Leasehold on a 125 year lease (expired 31st August 2132). There is a monthly service charge of £836 including general buildings and gardens maintenance, utilities bills and use of the communal spaces including the Laundrette. Ground rent is payable in two equal instalments per annum. Tailored care packages are available at an additional cost.

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.

