16 Barton Mews

Short Lane, Barton Under Needwood, Burton-on-Trent, DE13 8LT

John German



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Asking Price Of £65,000

A well-presented one double bedroom ground floor apartment, overlooking the communal gardens, situated within the award-winning Barton mews Extra Care development.

Barton Mews is an award-winning Extra Care facility, consisting of twenty-nine properties that have been purposely designed to improve the daily lifestyle and independence of older and vulnerable people. Comfortable social environments and a flexible activity programme contribute to a friendly atmosphere, as does an on-site restaurant and bar.

- Pet Friendly (or by arrangement)
- Close to Local shops
- Lift
- Wheelchair Access
- Gardens
- Bar/Café
- Restaurant (open to public)
- Hairdressing
- Dining Room (residents only)
- Guest Suite
- Hobby / Activities Room
- Library
- Lounge
- Laundry Service

Barton under Needwood has an excellent standard of amenities including an array of shops, post office, public houses, doctors' surgery, Barton marina and quality schooling at all levels. The nearby A38 providing links with the A50, M6 and larger centres of Lichfield, Burton, Derby and Birmingham.

Tenure: Leasehold - The apartment is held on a 125-year lease commencing in 2007, with approximately 106 years remaining. The current ground rent is £150 per annum and the annual service charge of £11,565 covers utilities, all building and communal area maintenance, garden maintenance, and use of the communal facilities, providing residents with a range of services and amenities within the development.
(purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Allocated parking
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: ADSL copper wire - 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

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

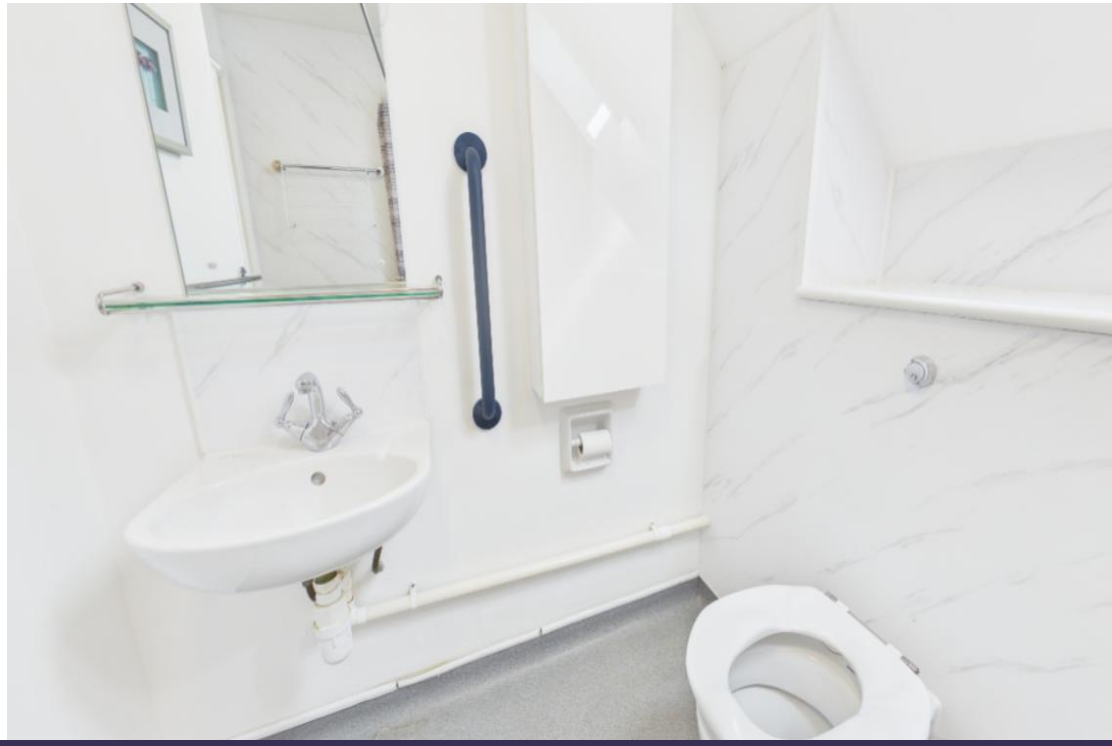
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.




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Agents' Notes

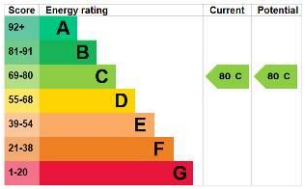
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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.



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Burton upon Trent | Derby | East Leake | Lichfield
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