Barton Mews

Short Lane, Barton-under-Needwood, DE13 8LT

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£100,000

A larger first floor one-bedroom apartment, set in a lovely retirement development with wonderful views to the rear, with a light & airy lounge, fitted kitchen, impressive, spacious double bedroom and a bathroom set in this sought-after village, available with no chain.

Barton Mews features a communal hall with a security intercom system, lift and staircase to all floors together with a manager's office. There are communal areas including a restaurant, café, residents lounge, library, launderette, beauty salon, hobby room, roof terrace and mobility scooter store.

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.

This attractive first floor apartment has recently been freshly redecorated in neutral tones, neutral carpets and floor covering to the shower room.

A secure entry system leads into the communal hall where there are stairs and a lift leading to all floors. The apartment itself has doors opening into the lounge, bedroom and wet room plus a useful storage cupboard.

There is a spacious lounge/dining room that has a window to the hallway, a double-glazed window with open aspect and access to the kitchen area. The kitchen is fitted with a comprehensive range of base and wall cabinets along with integrated appliances including a oven, hob, fridge and an extractor hood.

The bedroom is a generous double with built-in double wardrobes and a window with open aspect. Completing the accommodation is the bathroom which is equipped with a walk in bath, wash hand basin and WC.

Outside the property stands within communal grounds with a parking area, gardens and walkways leading through to the village and Barton Marina.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease that commenced September 2007. The current ground rent is around £1050 per annum. Service charge is £963.84 – this includes the gas, electric & water.
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Probate has been applied for but not yet granted. This is a deceased estate, in the process of applying for probate.

Property construction: Standard
Parking: Residents parking
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains 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
Our Ref: JGA/13032026

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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.

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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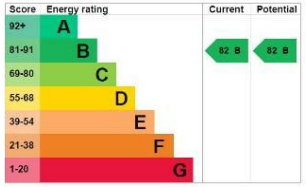

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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