



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



Offered with no upward chain is this well presented and generously proportioned one bedroom apartment, set within an award winning assisted living facility in the heart of Barton under Needwood.

This well maintained second floor apartment benefits from both staircase and lift access to the first floor, where this self contained apartment enjoys idyllic views over the communal gardens which are shared between the residents.

There 24 hr on-site concierge assistance, with video intercom access in to the apartment and linking to the reception desk. The hallway leads into a spacious living and dining room, a modern kitchen, wet room and a large double bedroom, and the apartment enjoys a quiet within the complex, whilst being just steps away from an array of in-house amenities.

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 on site assistance, a handyman, video intercom system, and the maintenance of communal areas, as well as an emergency alarm button and intercom linked to the reception and entrance doors. Communal amenities within Barton Mews include a lounge, restaurant (with in-room dining also available), laundrette, hairdressers, library, hobby room, mobility scooter storage, pleasant communal gardens and rooftop terraces, as well as there being a varied and active social programme on site.

Outside is ample parking for residents and visitors, and there is easy access into both the GP Surgery and to 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. A public bus service also runs nearby, giving easy access to surrounding villages and towns.

- One Bedroom Second Floor Apartment
- Award Winning Assisted Living Facility
- Lovely Garden Views
- Living & Dining Room
- Modern Kitchen
- Large Double Bedroom & Wet Room
- Social Spaces including Dining Room, Lounge & Balconies
- Varied on-site Social Calendar
- Neighbouring the Village GP Surgery & Cottage Hospital
- Walking Distance to Village Amenities
- Communal Gardens & Courtyard

**Please Note:** There is a monthly service charge of **£0000.00**, including utilities bills.

Ground rent of £150 is payable in two equal instalments per annum.

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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





The apartment is set to the second floor where the front door opens into:

**Entrance Hall**

Having the intercom for access via the main entrance and doors to a **Laundry Cupboard** and:

**Living & Dining Room** 4.05 x 3.3m (approx 13'3 x 10'10)

A window overlooks the village enjoying attractive views over the gardens and toward St James' Church. Opening into:

**Kitchen** 2.58 x 1.82m (approx 8'5 x 6'11)

Fitted with a range of wall and base units having inset one and a half sink with side drainer, integral

oven and an integral Halogen hob with extractor above. The fridge and a small freezer can be included in the sale as require and the kitchen has tiled flooring, tiled splash backs and a skylight

**Bedroom** 4.84 x 4.29m (approx 15'10 x 14'1)

A spacious double room having window again enjoying attractive views

**Wet Room** 2.35 x 2.2m (approx 7'8 x 7'3)

Fitted with pedestal wash basin, WC and shower unit, having tiled splash backs and a skylight





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**Measurements:** Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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