



£140,000

1 Bedroom Retirement property for sale

15 Barton Mews Short Lane, Barton Under Needwood, Burton-on-Trent





## Overview

Barton Mews is an EXTRA CARE FACILITY, consisting of 29 apartments which have been purposely designed for over 55's. The accommodation offers comfortable social environments, and a flexible activity program with a friendly atmosphere.



## Key Features

- Award Winning Extra Care Apartment for over 55's
- First Floor Modern Apartment - Balcony Opposite Overlooking Short Lane
- Well Equipped Spacious Kitchen
- Host of Facilities & Services Available
- Secure Entry System
- Friendly Atmosphere
- Heart of Barton Under Needwood
- VIEWINGS BY APPOINTMENT





Secure access, via an intercom system takes you through into a communal entrance hall with a stairway and lift leading to the first floor where you will find apartment number 15, a larger than average one bedroom apartment directly opposite a communal balcony where you can enjoy watching the world go by.

On entering the apartment you will find a well-proportioned lounge which has ample natural light from the window and gives access to the spacious well-equipped kitchen which is fitted with a comprehensive range of base and wall cabinets with an integrated Bosch oven, hob, cooker hood and space for a fridge/freezer.

Off the entrance hall you will find a spacious wet room with a wall mounted shower, grab rails, WC and a pedestal wash hand basin. The double bedroom is also very spacious with ample space for a wardrobe and additional furniture.

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

Onsite facilities include: Restaurant / cafe bar, lounge, library, launderette, hair salon, craft / hobby studio, guest suite, mobility scooter storage, parking for resident / visitors, regular social activities.

Distances: Bus stop 300 yards, Shop 0.5 miles, Post Office 0.5 miles.

**ADDITIONAL INFORMATION** (Purchasers are advised to verify the details through their legal representative.)

Tenure: Leasehold

Ground Rent: £150

Annual Service Charge: £ 9302.76



Property Construction: Traditional.

Parking: Communal car park.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Conservation Area: No.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

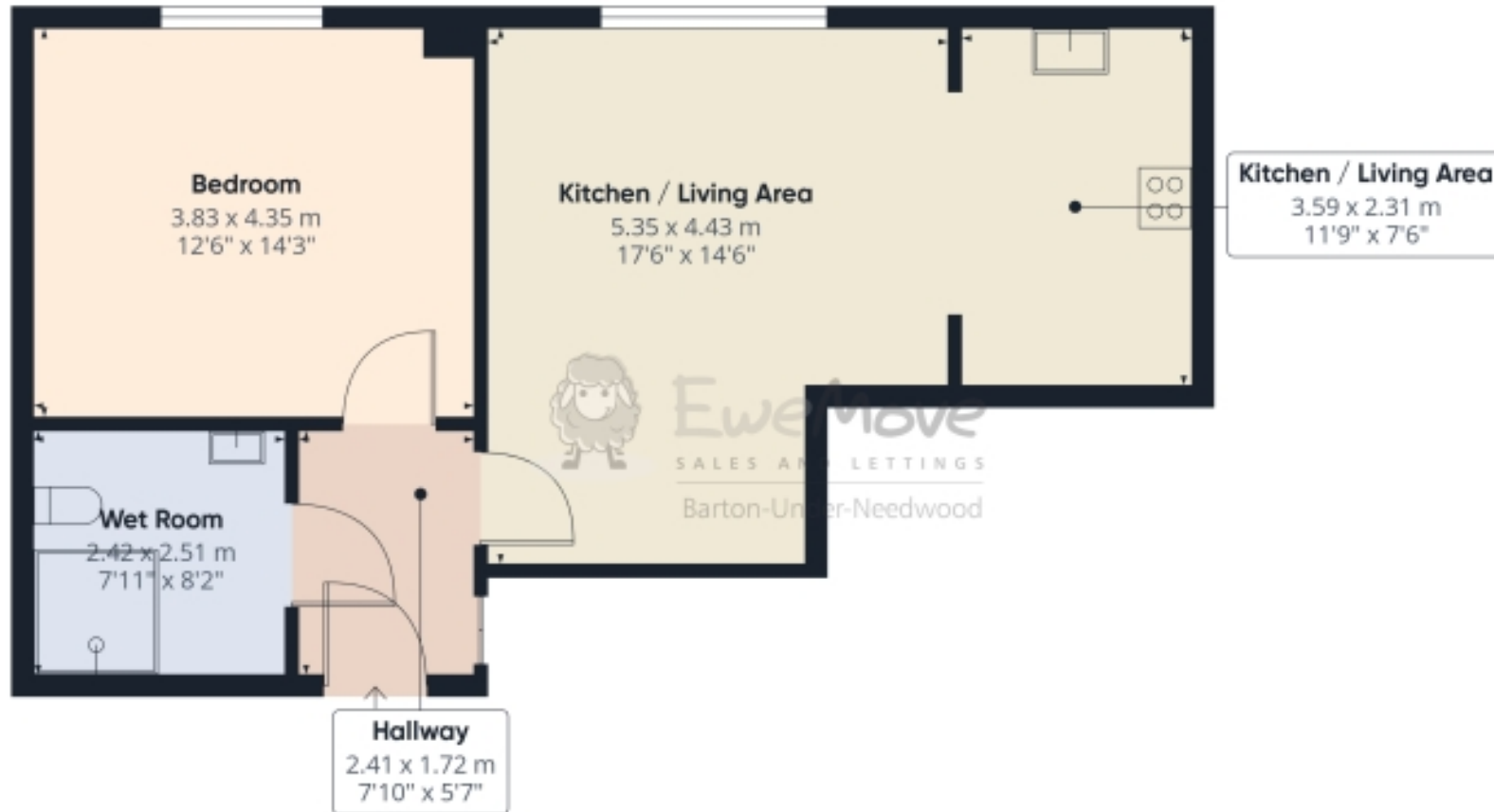
EPC rating: B.

Council Tax rating: B.

proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. 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.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and

# Floorplans



**Approximate total area<sup>®</sup>**  
56.8 m<sup>2</sup>  
612 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GRAFFI360**



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Barton-under-Needwood

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