

# St. James Road

Barton-under-Needwood, Burton-on-Trent, DE13 8HY



This ground floor flat offers a superb refitted home ready to move into perfectly placed for the village centre shops, cafes and pubs with a light living room, lovely refitted breakfast kitchen, two double bedrooms, modern bathroom, garden with summer house and driveway.

£195,000



John German 

This superb ground floor flat is within easy walking distance of the vibrant village centre with the convenience of shops, pharmacy, doctors, boutique stores, salons, a choice of popular bars, pubs and cafes, together with John Taylor High School, making this a fantastic location with a superb village lifestyle.

Well presented throughout with a modern interior ready to move into it offers an ideal first home or downsize.

There is a driveway to the front and a garden to rear with a superb summer house.

The hall provides welcoming entrance with doors leading off. The living room is a lovely light room with a bay window framing views to front and a great place to relax.

The kitchen has been refitted and offers a superb modern space with gloss finished units along with appliances including an oven, hob, dishwasher, fridge/freezer and washing machine all built in. With spotlights plus windows and a door opening out to the rear garden.

There are two good size double bedrooms, the master bedroom enjoys garden views and bedroom two overlooks the front, both sharing a well appointed modern bathroom.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
125 years from 25 February 2019, approximately 117 years remaining.  
Service charge £148 per annum.

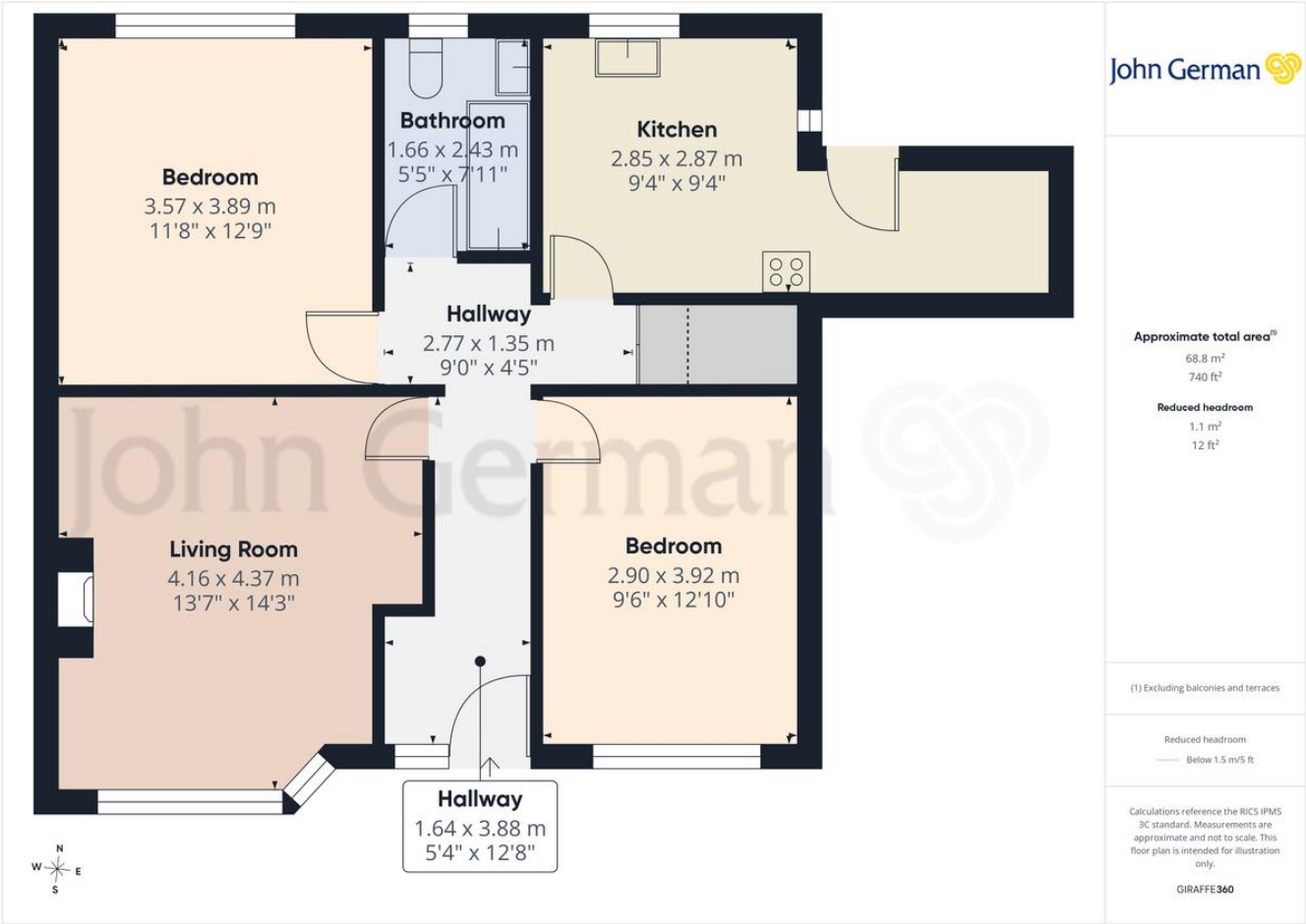
**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** Cable - 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 A  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/27072026

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Agents' Notes

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## 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.

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

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