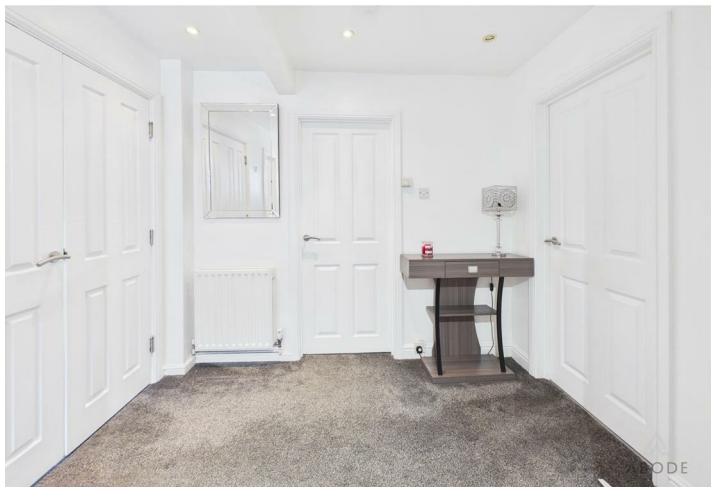






Offering considerably more space than the average apartment, this three-bedroom duplex home combines modern interiors, flexible accommodation and access to an easily maintained garden. Positioned close to the centre of Barton-under-Needwood, it also provides convenient access to local amenities and the A38.



Accommodation

An external staircase leads to the property's private entrance and a welcoming central hallway. The main living room is generously proportioned, with space to create separate relaxation and dining areas. Natural light, an outlook across the cul-de-sac and built-in media storage give the room a bright, contemporary feel.

The separate kitchen has been updated with a smart range of fitted cabinetry, complementary work surfaces, an integrated oven and hob, and provision for further appliances.

Two comfortable double bedrooms and a modern shower room complete the main level. Upstairs, the converted roof space forms a private principal suite with fitted wardrobes and an en-suite bathroom, making it particularly well suited to families, guests or buyers who would value a degree of separation between bedrooms.

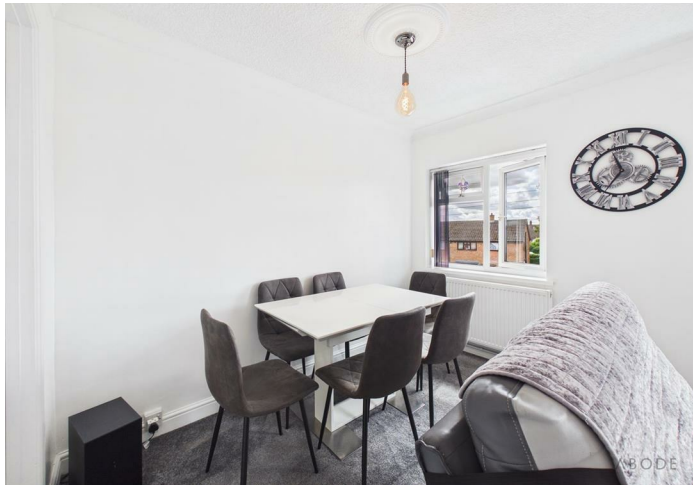
Externally, the property includes driveway parking, a covered carport and a useful brick-built store. To the rear is a low-maintenance garden with a pergola and workshop, providing useful space for outdoor seating, storage or hobbies.

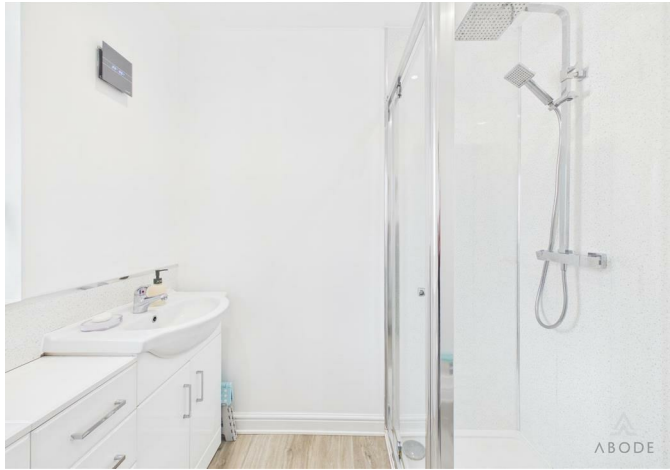
The village offers schools, shops, cafés, pubs, medical facilities and a variety of independent businesses, while Barton Marina and nearby countryside provide plenty of opportunities for leisure and walking. Road connections place Burton upon Trent, Lichfield, Derby, Birmingham and Nottingham within convenient reach.



The property is offered on a leasehold basis. The lease was originally granted for 125 years from 27 May 2003, with the annual ground rent of £10 and an annual service charge of £17.96. Council Tax Band A and EPC rating C. All tenure information and charges should be confirmed by the buyer's solicitor.





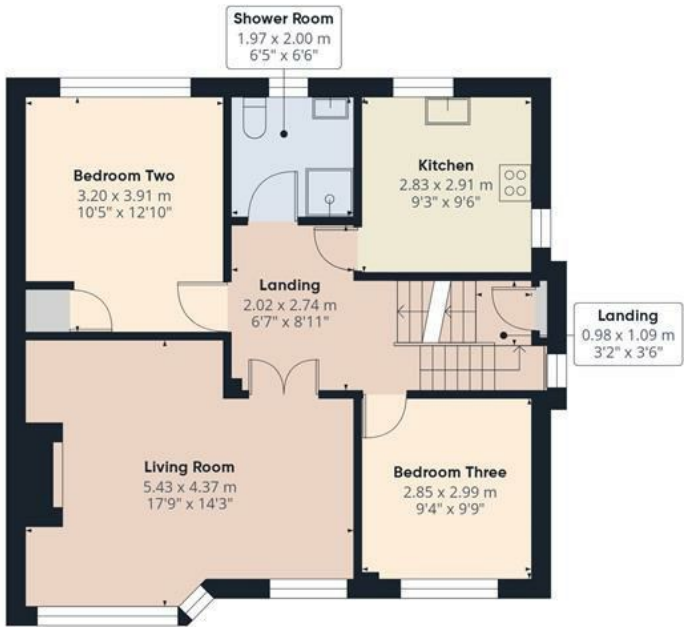




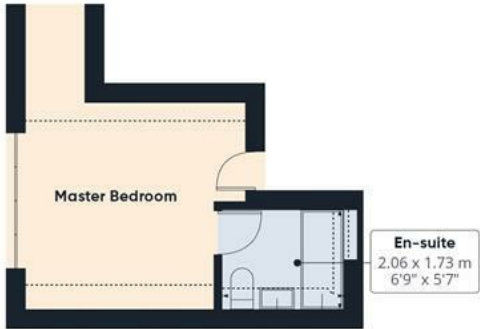








Floor 1



Floor 2

Approximate total area⁽¹⁾

66.8 m²
718 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

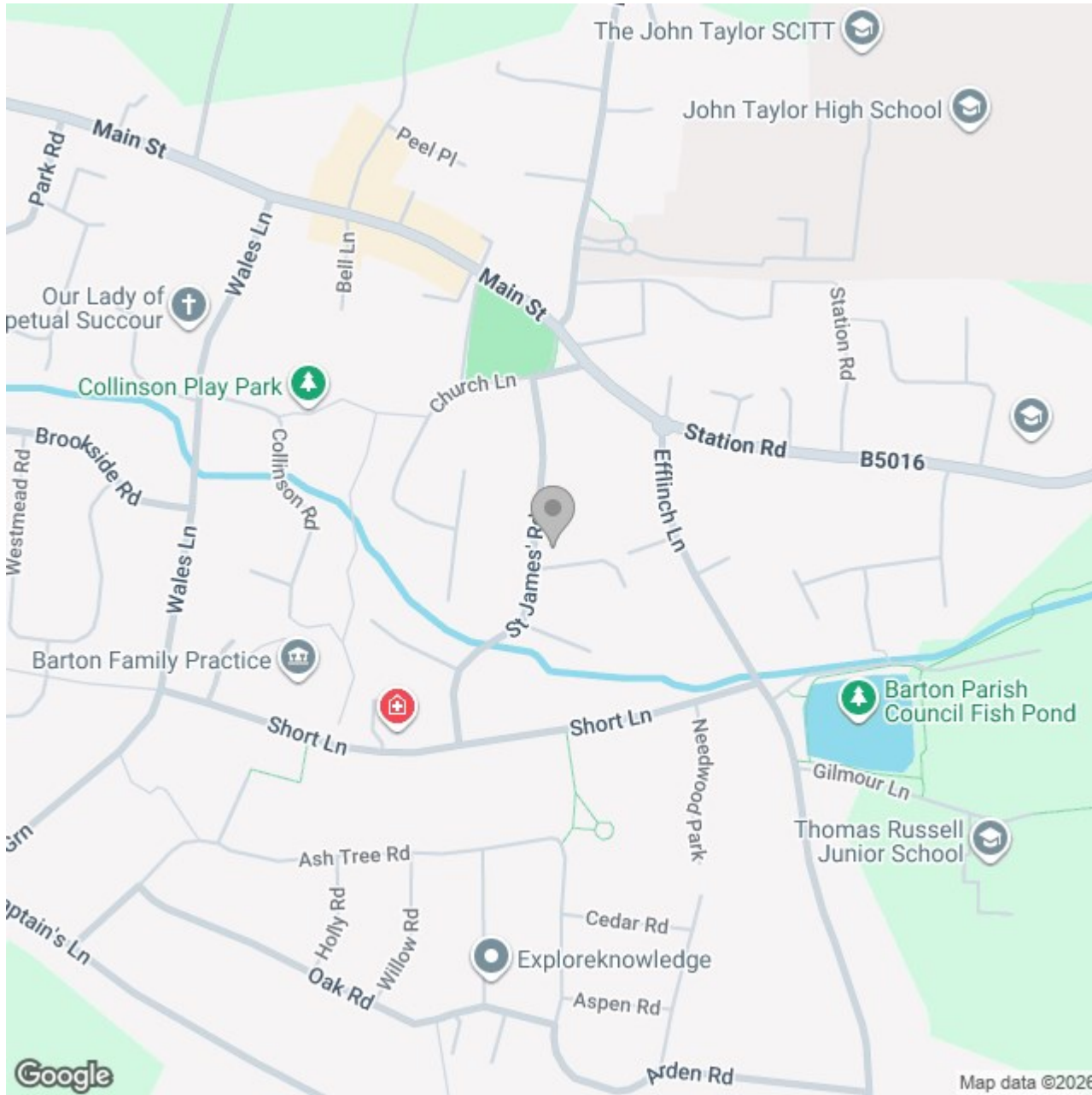
Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC