

7 Barton Mews Short Lane, Barton Under Needwood, DE13 8LT

Parker Hall

Offered with no upward chain is this well presented one bedroom apartment within an award winning assisted living facility.

This first floor apartment benefits from lift access and comprises well maintained interiors which have received new carpets throughout, laid to entrance hall, living and dining room, kitchen, wet room and a double bedroom. The apartment benefits from a quiet spot overlooking the communal gardens to the rear of the apartments, towards the picturesque village Church tower.

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 24 hour assistance with each resident having an emergency alarm button. Flexible care package options are available and can be amended at any time. Communal amenities within Barton Mews include a lounge, restaurant (with in-room dining also available), launderette, hairdressers, library, hobby room, mobility scooter storage, pleasant gardens and rooftop terraces. On offer to residents is a varied and active social programme both on site, and with regular trips across the Staffordshire area.

Outside is ample parking for residents and visitors, and there is interior access from the ground floor into 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.

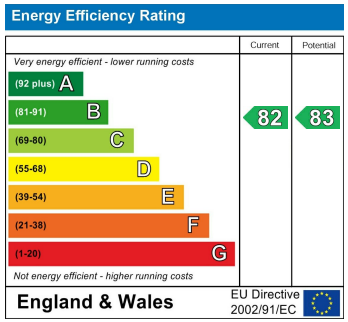
- **Award Winning Assisted Living Facility**
- **Communal Garden & Church Tower Views**
- **Double Bedroom & Wet Room**
- **Walking Distance to VIllage Amenities**
- **Social Spaces including Dining Room, Lounge & Balcony**
- **First Floor Apartment**
- **Lounge & Kitchen**
- **Flexible Care Packages Available**
- **New Carpets Throughout**
- **Beautifully Maintained Communal Gardens**

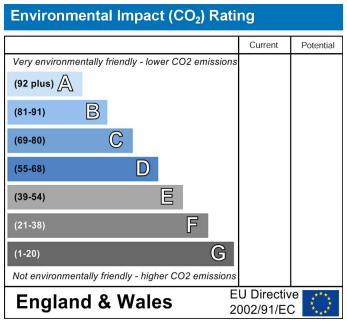









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
82
83
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

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Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

ph sr 24.06.2013