

Main Street

Barton Under Needwood, DE13 8AB

John
German



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£750 pcm

This three bedroom first floor apartment is one of just two purpose-built apartments in a prominent central location within Barton Under Needwood. This village has a high standard of amenities including shops, post office, public houses, doctor's surgery, Barton Marina and schooling at all levels. The nearby A38 provides links to the A50, M6 and larger centres of Lichfield, Burton on Trent, Derby and Birmingham.

Access is through the covered archway to the rear access door. The stairs lead up to a landing area which all rooms are off plus there is a boiler cupboard and loft access for LIGHT storage.

The well-proportioned lounge/dining room stretches from the front to the rear of the property with large windows - the rear one overlooks the garden.

The newly fitted modern kitchen is fitted with a comprehensive range of base and wall units with attractive work surfaces and appliances including a hob, oven, cooker hood and fridge freezer plus a brand new washer/dryer and an integrated dishwasher.

There are two larger bedrooms plus a further large single bedroom to the front elevation. The brand new refitted shower room has a tiled double size shower enclosure, chrome towel radiator plus wash hand basin and WC fitted into a vanity unit.

Outside, there is shared access via the archway which leads to a parking space and garden area to the rear which has a Summer house to the side.

The apartment is of good quality and benefits from gas central heating and double glazing.

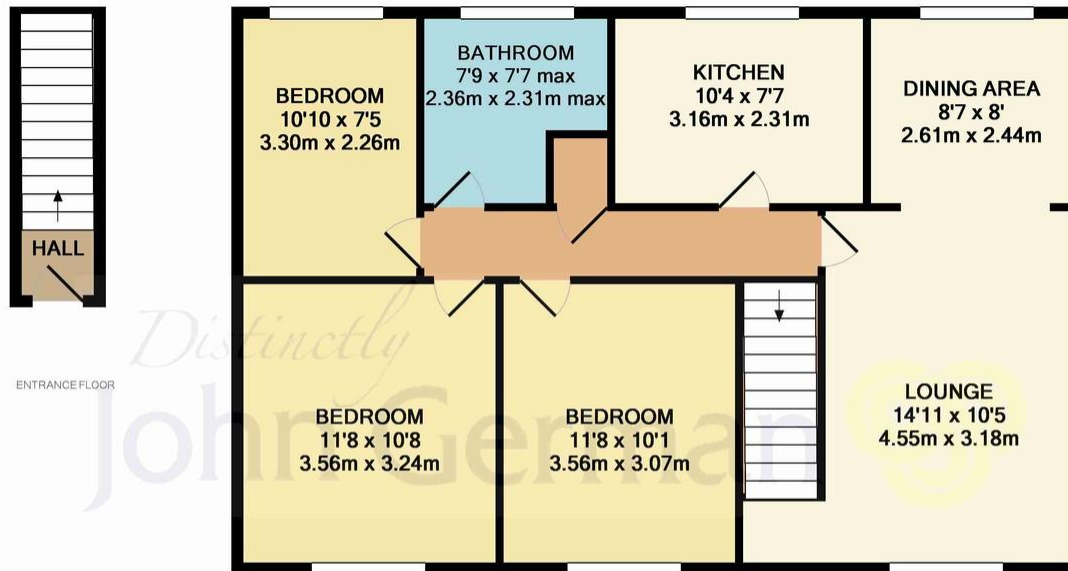
This property is Unfurnished

Council Tax Band: B

Ref: JG







1ST FLOOR

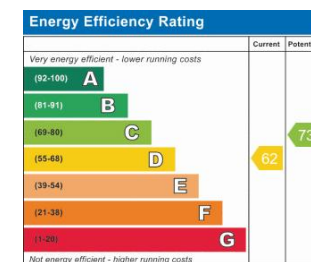
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of the services or appliances to the property have been tested.

Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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