

Barton Lodge

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

John German



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£145,000

A modern and well-presented two-bedroom ground floor retirement apartment for the over 55's in the village centre, perfectly placed for its wide range of amenities. Highlights include a modern fitted kitchen and shower room, ready to move into for the next owners to settle in quickly.

This ground floor apartment is part of the Barton Lodge retirement complex for the over 55's, located in a prime position in the wonderful village of Barton-under-Needwood. The complex benefits from an on-site laundry, communal grounds, guest room and 10 parking spaces on a first come first served basis.

As you approach the front of the property, the home has a useful storage cupboard. The front door opens up to an entrance porchway which in turn has a door opening into the living room.

The living room is a generous size with a front facing window and there is a large cupboard adding storage.

An inner hallway then allows access to the rest of the ground floor accommodation.

The kitchen is fitted with matching base and wall units with worktops over, eye level electric oven, hob with cooker hood above plus an integrated fridge/freezer.

The shower room is part tiled and has a walk in shower, WC and wash basin.

The apartment then boasts two spacious bedrooms. The master is a generous size with a deep built in wardrobe and views to front. The second bedroom is also a good size double, which could also be used as a study / home office if needed.

Nestled in the heart of the charming and highly sought-after village of Barton-under-Needwood, Barton Lodge offers an exceptional blend of village charm and modern convenience. This delightful apartment is positioned off Station Road, a prime location that provides easy access to the village's array of amenities with a bus stop just outside, including boutique shops, cosy cafés, and traditional pubs. There is also a Co-op supermarket, library, doctors' surgery, post office and pharmacy. The property benefits from its proximity to excellent transport links, with the A38 just moments away, offering swift access to the bustling city of Lichfield and the thriving town of Burton-upon-Trent. There is also the nearby marina with a cinema, shops and cafes and offering walks around the lakes.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Commenced 4th July 1985 with a 125 year term. Service charges is £320 per month.

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

The property is in Barton under Needwood's Conservation Area.

Property construction: Standard

Parking: Residents car park on first come first serve basis

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

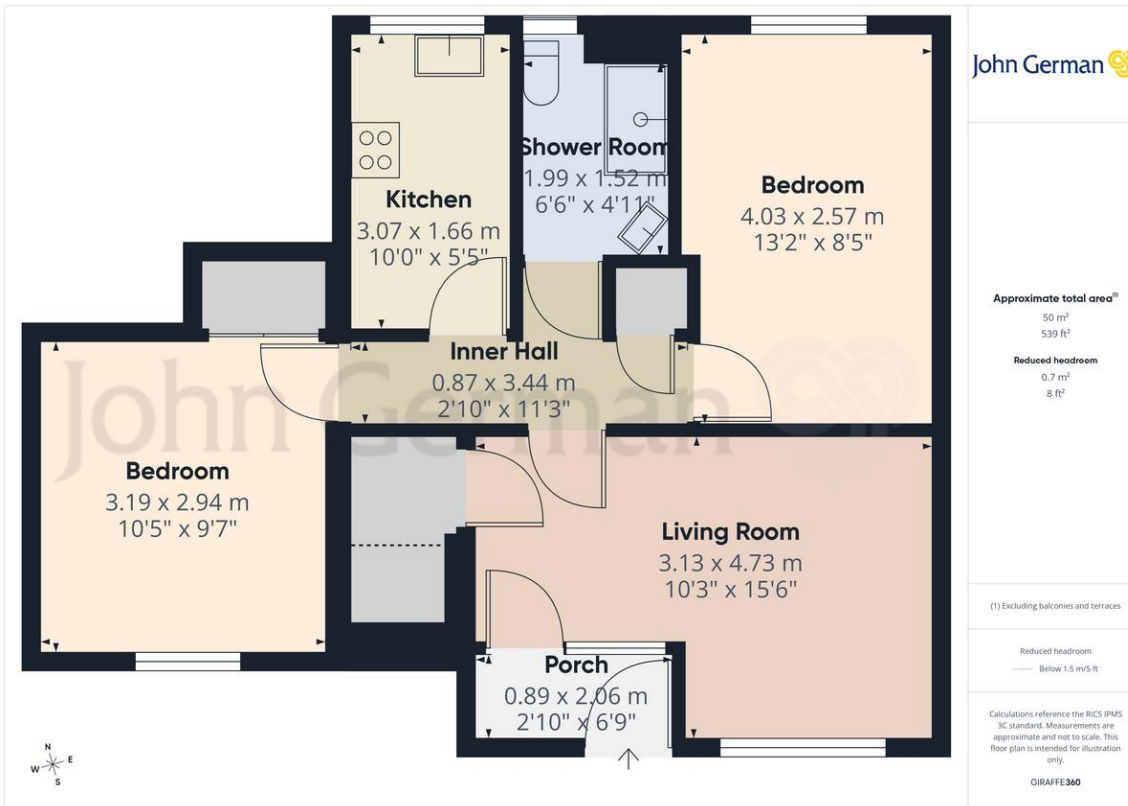
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23092026







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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 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.

Agents' Notes

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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.

John German

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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