

16 Barton Mews

Short Lane, Barton Under Needwood, Burton-on-Trent, DE13 8LT

John German



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Asking Price Of £75,000

A well-presented one double bedroom ground floor apartment, overlooking the communal gardens, situated within the award-winning Barton mews Extra Care development.

Barton Mews is an award-winning Extra Care facility, consisting of twenty-nine properties that have been purposely designed to improve the daily lifestyle and independence of older and vulnerable people.

Comfortable social environments and a flexible activity programme contribute to a friendly atmosphere, as does an on-site restaurant and bar.

- Pet Friendly (or by arrangement)
- Close to Local shops
- Lift
- Wheelchair Access
- Gardens
- Bar/Café
- Restaurant (open to public)
- Hairdressing
- Dining Room (residents only)
- Guest Suite
- Hobby / Activities Room
- Library
- Lounge
- Laundry Service

Barton under Needwood has an excellent standard of amenities including an array of shops, post office, public houses, doctors' surgery, Barton marina and quality schooling at all levels. The nearby A38 providing links with the A50, M6 and larger centres of Lichfield, Burton, Derby and Birmingham.

Lease & service charge information:

The apartment is held on a 125-year lease commencing in 2007, with approximately 106 years remaining. The current ground rent is £150 per annum and the service charge is £11,565 per annum.

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

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

Property construction: Standard

Parking: Allocated parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: ADSL copper wire - 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

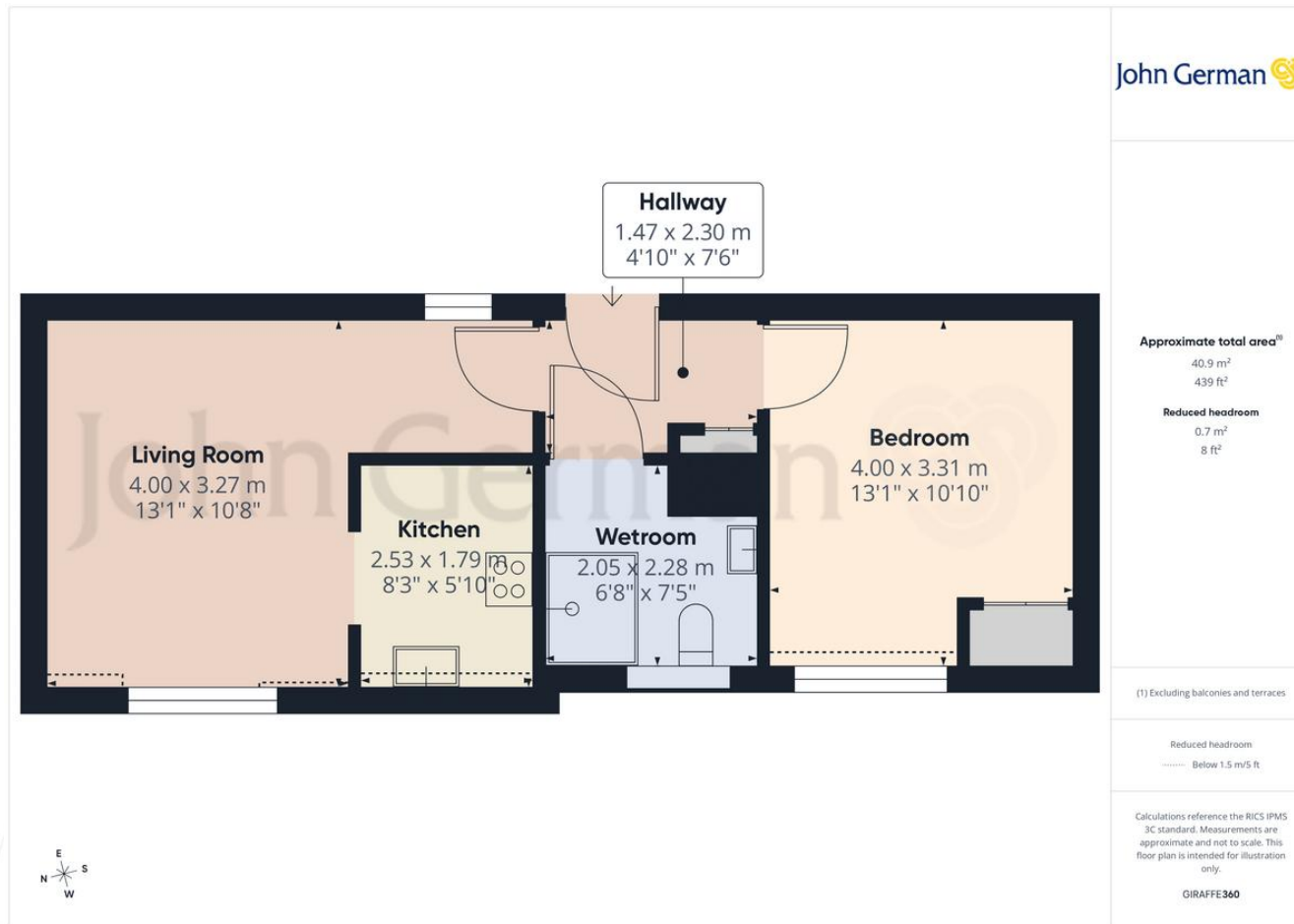
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02102026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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

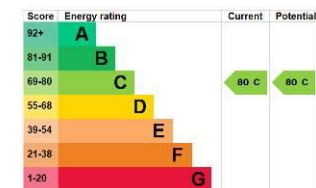
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Referral Fees

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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