

Barton Turn

Barton Under Needwood, DE13 8FN



Set in an exclusive marina side setting with lift access is this contemporary apartment which has no chain, ready to move into with a lovely open plan Kitchen/living space, Master with Fitted Wardrobes & Ensuite, Second Bedroom & Shower Room perfectly placed for Bars, Restaurants & Lovely Lakeside Walks

Offers over £250,000



John German

This contemporary first floor apartment is located in the popular Barton Marina setting being just a stroll away from its bars, cafes, boutique stores, Red Carpet Cinema and lakeside walks. It is just a short distance from the village itself that has a wide range of amenities including shops, post office, public houses, doctors' surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50. Set in an exclusive canal & marina side development is this well presented first floor apartment.

With secure gated access with allocated parking for 2 cars, there is an impressive residents entrance hall with staircase & the significant benefit of lift access with this apartment enjoying a lovely first floor position.

The Entrance hall with a good size & useful storage cupboard has doors leading off. There is a spacious open plan Kitchen/Living Space with feature arched French window to front. The Kitchen is well appointed with gloss finished units & integrated appliances including hob, oven, fridge/freezer, dishwasher & washing machine.

The Master bedroom has plenty of storage with mirrored wardrobes and & luxury ensuite together with French doors opening out onto a lovely balcony with views across the development to Barton Marina.

Bedroom Two is well proportioned and there is a well appointed shower room of the hall with Shower cubicle, wc, & basin.

Lease commenced 26/09/2016 to 21/04/2132
Ground rent is currently £250 per annum. (Subject to change) Estate charge is currently approximately £1500 per annum (building charge of £54 and reserve fund of £230), paid twice yearly. (Subject to change) Freeholders are Hadrian Property Management.

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: 2 x Allocated parking spaces
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA01072025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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