



29 Barton Mews, Short Lane, Barton under Needwood,
Burton-on-Trent, Staffordshire, DE13 8LT

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£145,000 OIRO

This superbly located vacant second floor retirement apartment in the popular Barton Mews development offers very generous living space, larger than the typical one bedroom apartments. Extending to some 58 square metres (624 square feet), this generously proportioned one bedroom apartment enjoys a lovely aspect with windows facing to the attractive garden courtyard. Utilities are all included in the Service Charge, the kitchen is well fitted and there is a shower wet room. Facilities at the development include a restaurant and cafe bar, residents lounge, library, media room with internet access, launderette, hair salon, craft and hobbies studios and a very useful guests suite. There are stairs and lifts to each floor, with this apartment being particularly close to the lift, and there is parking for mobility scooters along with ample resident and visitor car parking. The village location is superb with excellent facilities, and is perfectly positioned to take advantage of both Burton upon Trent and Lichfield cathedral city, each a short drive away. As well as being unquestionably convenient, the ground floor of Barton Mews is given over to a GP medical centre which provides a variety of NHS services. An early viewing of this superb apartment would be strongly encouraged.



ENTRANCE

From the lift and stairs exit point the apartment entrance door is very close being the first apartment. Private entrance door opens to:

RECEPTION HALL

having video screen entry control and concierge communication system and double-doored built-in store cupboard with linen shelving.

LIVING ROOM

5.59m x 3.17m (18' 4" x 10' 5") having two radiators, media points, two double glazed windows to rear, two wall light points and opening through to:

KITCHEN

3.25m x 2.18m (10' 8" x 7' 2") having ample pre-formed work surface space with base storage cupboards and drawers, single drainer stainless steel sink unit with mixer tap, wall mounted storage cupboards, built-in Bosch electric oven and grill, four ring electric hob and extractor fan, space for fridge/freezer, Velux skylight and co-ordinated tiled splashback.

BEDROOM

5.59m x 3.46m (18' 4" x 11' 4") having double doored wardrobe, radiator and double glazed window to rear.

SHOWER WET ROOM

the shower area having a thermostatic shower fitment, W.C. with concealed cistern, wash hand basin with mono bloc mixer tap, ceramic wall tiling, electric shaver and light point, two mirrored vanity store cupboards, Velux skylight, extractor fan and radiator. NB Fully fitted bathrooms are available for those times you just want a soak!



ADDITIONAL FACILITIES

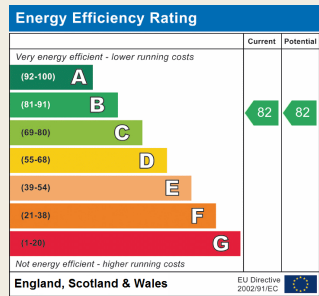
A unique environment with 29 apartments serviced with a 24-hour concierge service, restaurant/cafe bar, a lounge, library, launderette, hair salon, craft and hobbies studio, guests suite, mobility scooter storage and parking for residents and visitors.

COUNCIL TAX

Band B.

LEASE TERMS

Our client advises us that the property is Leasehold on a 125 year lease from 1 September 2009 with a Ground Rent of £150.00 per annum for the first 25 year period and then £300.00 per annum for the second 25 year period. There is a Service Charge of £815.92 per month from 1 May 2023. Gas, electricity and water charges are included in the service charge. We also understand there is a 1% transfer fee on the sale. Should you proceed with the purchase of the property these details must be verified by your solicitor.



TENURE

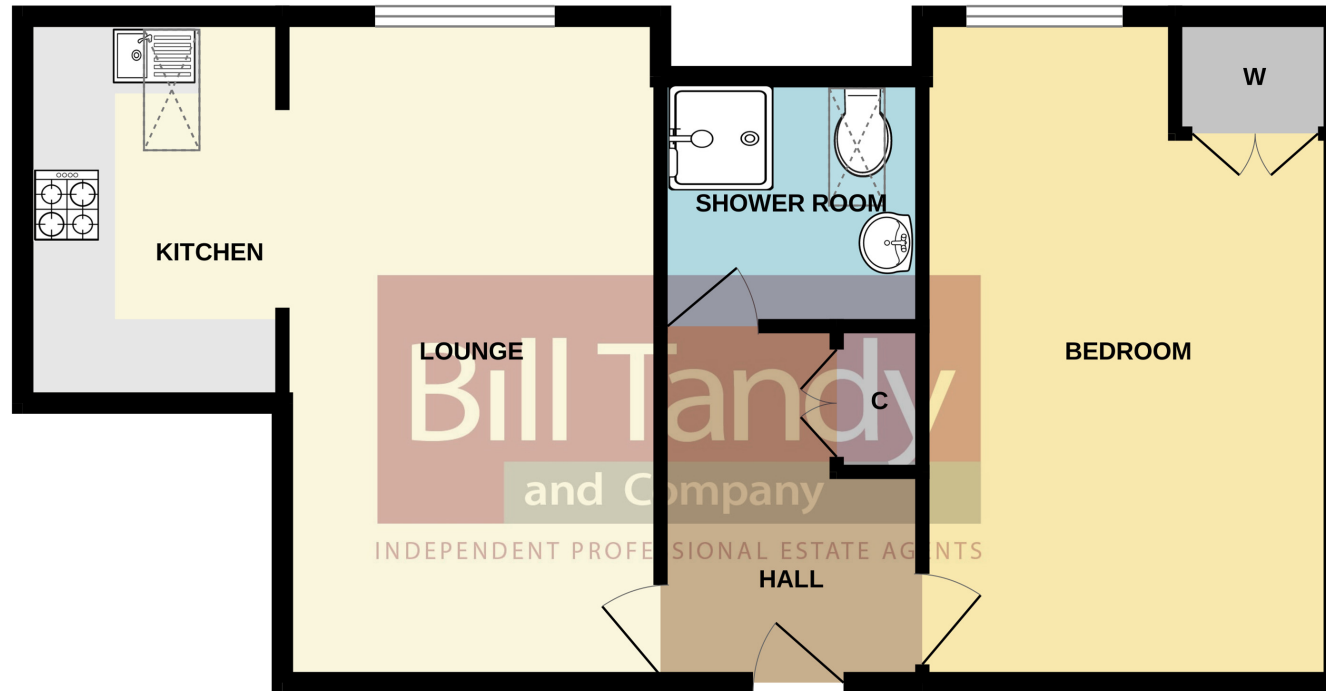
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VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

SECOND FLOOR



29 BARTON MEWS, SHORT LANE, BARTON UNDER NEEDWOOD DE13 8LT

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



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