

SCARGILL
MANN & CO

EST. 1995



Apt 22 Barton Mews, Short Lane

Barton Under Needwood, Burton-On-Trent, DE13 8LT

Offers In The Region Of £100,000



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GENERAL INFORMATION

THE PROPERTY

Situated in the award-winning Barton Mews is this 2nd floor well present apartment offering lovely views over the rear gardens. The apartment offers a secure environment for the over 55's for independent living or an option to purchase assisted care packages. The development offers an extensive range of facilities with a manager's office located on the ground floor. On the second floor is a dining room with doors opening out onto the terrace, a resident's lounge with a balcony to enjoy the outdoors from, a library area, hairdressers, hobbies room on the 2nd floor and scooter park.

Apartment 22 is situated at the rear on the 2nd floor with access from the communal entrance hallway via stairs or a lift. The apartment is very well presented with new carpets in the hall and lounge, neutral decor throughout and benefits from attractive built-in wardrobes, new carpet in the bedroom and a superbly fitted wet room.

The hallway offers a storage cupboard, doors to bedroom and wet room and a further door opens into the spacious lounge diner. A lovely feature of this room is the most attractive view over the landscaped rear gardens belonging to the development and wall mounted electric fire. There is space for sofa and small dining table and an opening into the fitted kitchen. Here a window looks out over the gardens and is fitted with a range of base and wall mounted cabinets. Worktops are inset with a sink and hob. There is a small compact dishwasher, space for fridge freezer and integrated oven.

The bedroom offers lots of storage with a built in cupboard and a large, fitted wardrobe providing hanging space and shelving, with attractive sliding mirror doors and a new carpet. There are windows to the front and a Velux style roof light.

The wet room has been fitted with a good range of fitted cupboards that incorporate a fitted w.c and hand wash basin. The shower area has been enclosed with a modern glazed shower enclosure with a sliding door. There are tiled surrounds and a velux window.

OUTSIDE

Outside is a large parking area for residents, and lovely communal gardens with lawns and terrace areas to enjoy.

LOCATION

Barton under Needwood is a sought-after village location offering lots

of everyday facilities. There are doctors, supermarkets, cafes, public Inns with eateries and cafe. There are pleasant walks around the marina area with further leisure facilities.

ACCOMMODATION

HALL

4'10" x 7'8" (1.48 x 2.33)

LOUNGE/DINER

13'3" min x 10'9" (4.06m min x 3.28)

KITCHEN

8'5" x 6'0" (2.57 x 1.83)

BEDROOM

10'11" x 6'8" to wardrobe doors (3.34 x 2.02 to wardrobe doors)

WET ROOM

7'8" x 6'11" max 5'7" min (2.33 x 2.11 max 1.69 min)

TENURE

Our client advises us that the property is leasehold with approximately 110 years remaining. The current ground rent is TBC. The current service charge is £934.42 per month which includes utility bills. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band B

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

CONSTRUCTION

Standard Brick Construction

FLOOD DEFENCE

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<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/>

[Schoolsandcolleges/Find-a-school.aspx](https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx)

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2023)/A



Road Map



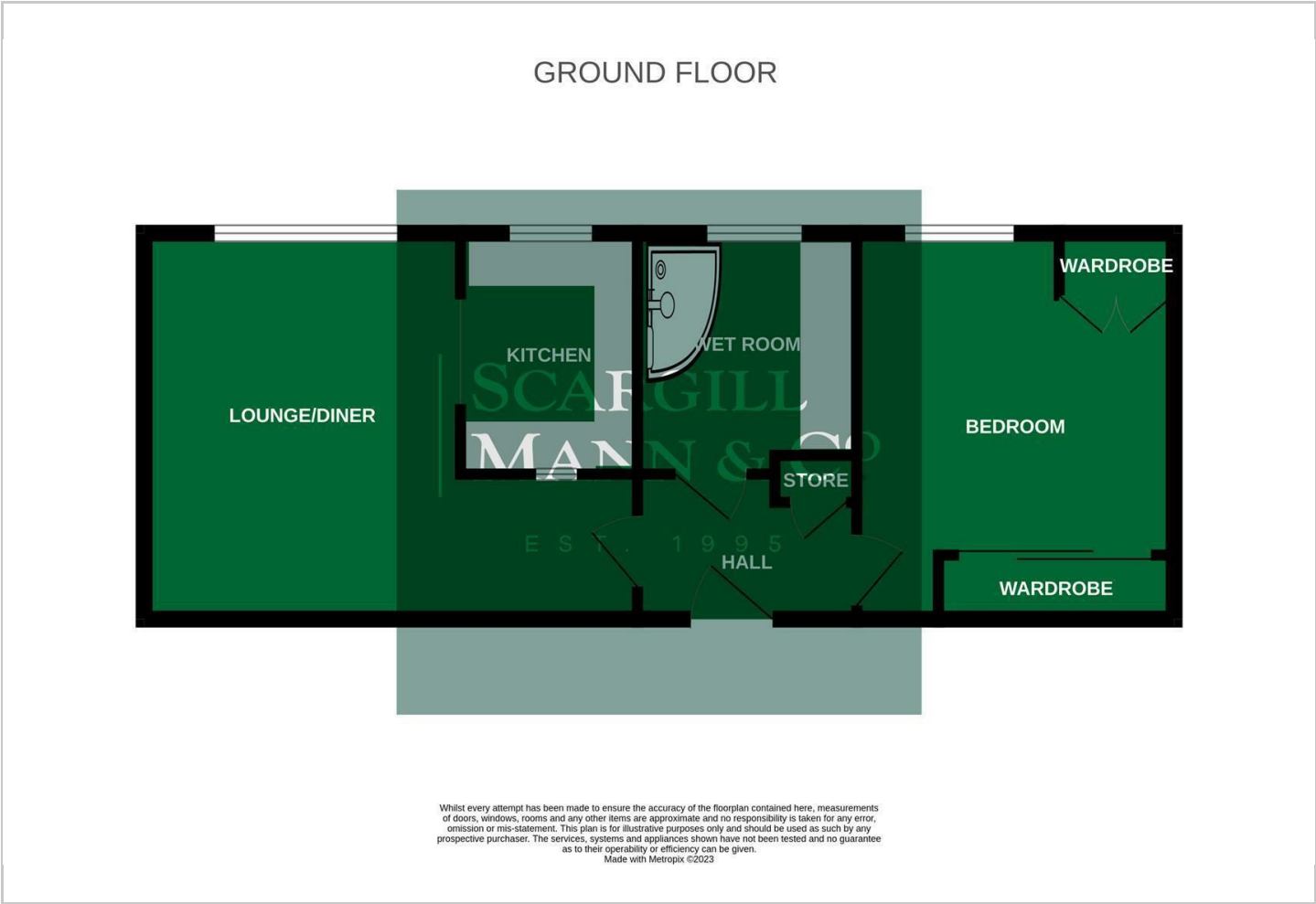
Hybrid Map



Terrain Map



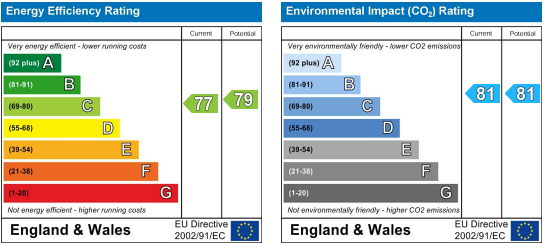
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.