



12 Barton Mews Short Lane, Barton Under Needwood  
Barton Under Needwood DE13 8LT

Downes & Daughters  
ESTATE AGENCY

12 Barton Mews Short Lane, Barton Under  
Needwood  
Barton Under Needwood DE13 8LT  
£105 000

A thoroughly impressive first floor apartment, in one of the most desirable positions within this award winning Extra Care Scheme within the Barton Community Health and Care Centre. Enjoying a convenient central location in one of Staffordshire's most popular villages with a wide range of amenities on your doorstep, Barton Mews is renowned for its on site facilities including restaurant, café/bar, lounge, hobby room, hair salon, laundrette, guest suite and the rare benefit of a GP surgery and health centre on the ground floor. The apartment itself boasts a bright open plan double aspect living space with a pleasant outlook and is only yards away from the first floor communal sun terrace, lift, laundrette and residents' lounge. A spacious hallway has an intercom entry system and two useful storage cupboards, the bedroom also has a built in wardrobe and a large wet room completes the internal accommodation. This incredible development is then completed with resident and guest parking, mobility scooter storage and some of the best and most helpful staff the industry has to offer.

Viewing is essential to appreciate the high standard of accommodation and the warm and welcoming community Barton Mews works hard to create.

**INTERNAL ACCOMMODATION**

Entrance Hallway With Intercom, Storage Room & Airing Cupboard • Double Aspect Open Plan Living, Dining & Kitchen Space With A Bright Outlook Over Communal Gardens & Carpark • Spacious Bedroom With Fitted Wardrobes • Large Wetroom

**COMMUNAL AREAS & SERVICES**

Manicured Communal Grounds & Patio Seating Areas • Additional First Floor Sun Terraces (one within a few yards of this apartment) • On Site Restaurant/Cafe Bar • Laundrette (yards away from this apartment) • Hair Salon • Residents' Lounge • Craft & Hobby Studio • Library & Numerous Relaxed Seating Areas • Car Park For Residents & Guests • On Site GP Surgery & Health Centre • Guest Suite

**FURTHER INFORMATION**

Award Winning Over 55s Development Offering 'Extra Care' Properties • No Onward Chain • Council Tax Band B • Energy Rating Of ? On-Site Team • Leasehold With 106 Years Remaining (TBC By Solicitor) • All Inclusive Service Charge Of £934.42 PCM includes the provision of a 24 hour on site concierge • Residents are provided with a security pendant to call the concierge in case of emergency • Mobile Scooter Storage

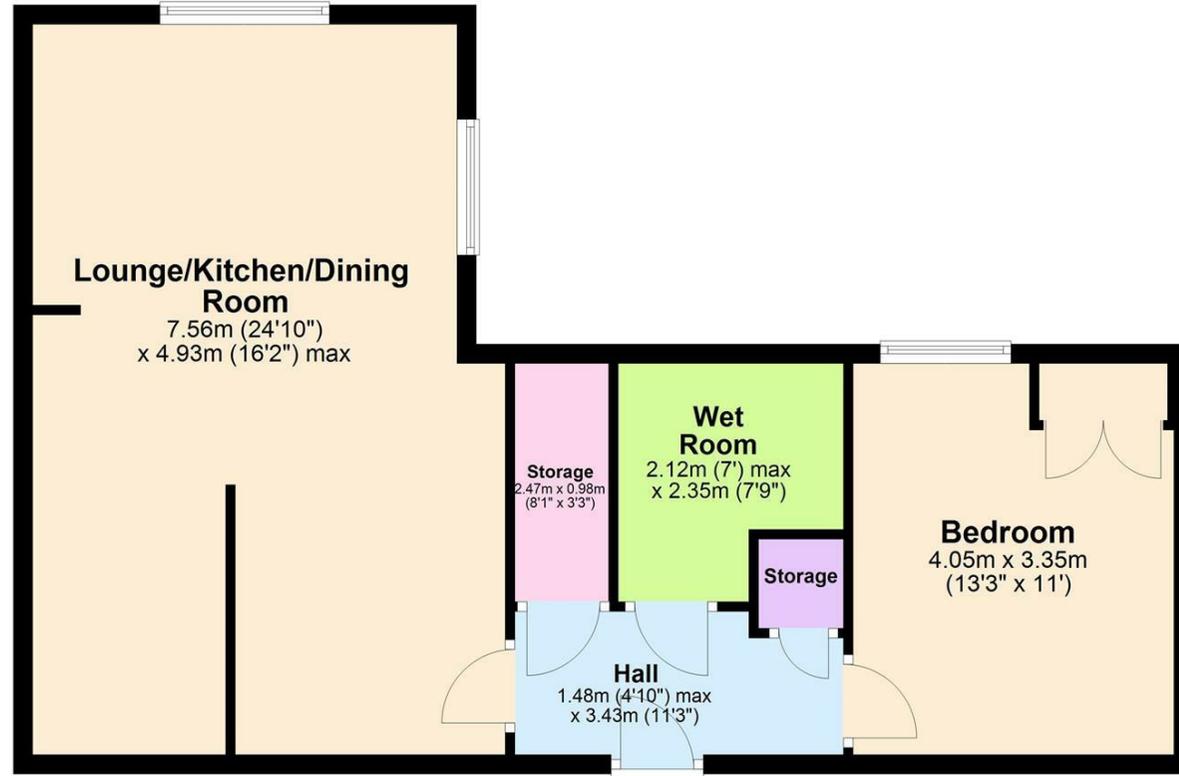






## Ground Floor

Approx. 63.7 sq. metres (686.1 sq. feet)



Total area: approx. 63.7 sq. metres (686.1 sq. feet)

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                           |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  | 71      | 71        |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| <i>Not energy efficient - higher running costs</i>                    |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                        |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions       |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |

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