



8 Barton Mews, Short Lane, Barton under Needwood, DE13 8LT



Offered with no upward chain is this well presented and generously proportioned two bedroom apartment, set within an award winning assisted living facility in the heart of Barton under Needwood.

This well maintained first floor apartment benefits from both staircase and lift access to the first floor, and is one of the largest apartments within the complex, having additional storage space, a larger living room and kitchen, and bedrooms fitted with ample wardrobe space. There is video intercom access in to the apartments available in the hallway, which leads into a spacious living and dining room, a modern kitchen, wet room and two bedrooms. The apartment enjoys a quiet position overlooking the communal courtyard to the centre of the apartments.

Built around 15 years ago, Barton Mews is an award winning assisted living facility set within the popular village of Barton under Needwood. Covered by a monthly fee is 24 hour assistance with each resident having an emergency alarm button and intercom access to the reception and the entrance doors. Flexible care package options are available and can be amended at any time to suit the requirements of each resident (at an additional cost). Communal amenities within Barton Mews include a lounge, restaurant (with in-room dining also available), laundrette, hairdressers, library, hobby room, mobility scooter storage, pleasant communal gardens and rooftop terraces, as well as there being a varied and active social programme on site.

Outside is ample parking for residents and visitors, and there is interior access from the ground floor into Barton under Needwood's cottage hospital. In addition to the interior courtyard there are communal gardens to the rear of Barton Mews with a pathway leading into the village centre where amenities including a post office, co-op general store, pharmacy and more can all be found. A public bus service also runs nearby, giving easy access to surrounding villages and towns.

- Two Bedroom First Floor Apartment
- Award Winning Assisted Living Facility
- Floor Area: 82m2/883ft2
- Living & Dining Room, Modern Kitchen
- Two Bedrooms & Wet Room
- Fitted Wardrobes & Ample Storage Space
- Social Spaces including Dining Room, Lounge & Balcony
- Varied on-site Social Calendar
- Walking Distance to Village Amenities
- Flexible Care Packages Available
- Communal Gardens & Courtyard

Please Note: There is a monthly service charge of £1,095.04. This charge covers maintenance of the building and grounds. The utilities bills are as an additional cost.

Ground rent is payable in two equal instalments per annum.

Tailored care packages are available at an additional cost. The property is Leasehold (remaining length of lease to be established by legal representatives)

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		





Secure fob and screen/intercom access opens into the apartments, where both stairs and lift access rise to the first floor

A private front door opens into the L shaped **Entrance Hall**, having two large fitted storage cupboards, a fitted **Airing Cupboard** and doors into the bedroom and shower room. A vestibule houses an additional shelved cupboard ideal as a

pantry and a doorway opens into:

Living & Dining Room 5.57 x 4.01m (approx. 18'3 x 13'2)

A spacious reception room having windows with courtyard views. A concertina door opens into:

Kitchen 3.03 x 2.18m (approx. 9'11 x 7'1)
Fitted with a range of wall and base units housing

an inset sink with side drainer, space for a fridge freezer and integrated appliances including oven and electric hob

Master Bedroom 4.02 x 3.86m (approx. 13'2 x 12'7)

A spacious double room having a window with courtyard views and a range of fitted wardrobes with ample hanging space and shelving

Bedroom Two 3.1 x 2.7m (approx. 10'1 x 8'10)
With a courtyard facing window and a range of mirror fronted wardrobes

Wet Room 2.33 x 2.1m (approx. 7'7 x 6'10)
Comprising fitted wash basin, WC and shower unit, with tiling to walls and a fitted storage





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Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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