NICHOLAS Humphreys ESTATE AGENT

SALES
MORTGAGES
LETTINGS
MANAGEMENT

Barton Lodge, Burton-On-Trent, Staffordshire DE13 8DR

- SET IN BARTON VILLAGE
- FIRST FLOOR APARTMENT
- ONE BEDROOM
- LOUNGE DINER
- KITCHEN
- BATHROOM
- GAS CEN HEAT UPVC DG
- FOT THE OVER 55s
- EPC RATING - C

Offers In The Region Of £76,950

183 High Street Burton upon Trent Staffordshire DE14 1HN
Tel: 01283 528020 Fax: 01283 528021
email: burton@nicholashumphreys.com
www.nicholashumphreys.com

A first floor one bedroom apartment located at Barton Lodge in the centre of Barton Under Needwood village. The accommodation consists of hall, lounge diner, kitchen, bedroom and bathroom. The site is managed by Anchor Housing Association and has a Scheme Manager on site for the benefit of the over 55's. There is a laundry room and guest suite on site for residents and each property is equipped with a door entry phone system, communal TV points and direct call system to Anchor. There are communal gardens and parking on the development. Offered for sale with no upward chain. Call to view.

IMPORTANT PROPERTY INFORMATION

The monthly management charges include the services of the Scheme Manager, exterior decoration, window cleaning, buildings insurance, grounds maintenance and the emergency call system. The service charge is £159.90 per month. A contribution towards the sinking fund for capital expenditure is also payable on sale of the property (this is payable by the seller on completion and is set at 1% of the price paid by them at the time of purchase x how many years they've owned it).

ENTRANCE & STAIRS

Communal door with one other property leads to stairs up to the apartment.

PROPERTY HALLWAY

Front entrance door, hall with storage area and cupboard, doors lead off.

LOUNGE DINER

17'5" x 10'3" (5.32 x 3.13)

Good sized room having double glazed windows to the front and central heating radiator.

DINING AREA PHOTO

FURTHER PHOTO

KITCHEN

10'0"' x 5'6" (3.05m' x 1.70)

Selection of kitchen units, work surfaces, single drainer sink unit, cooker point, radiator and double glazed window to the rear.

BEDROOM

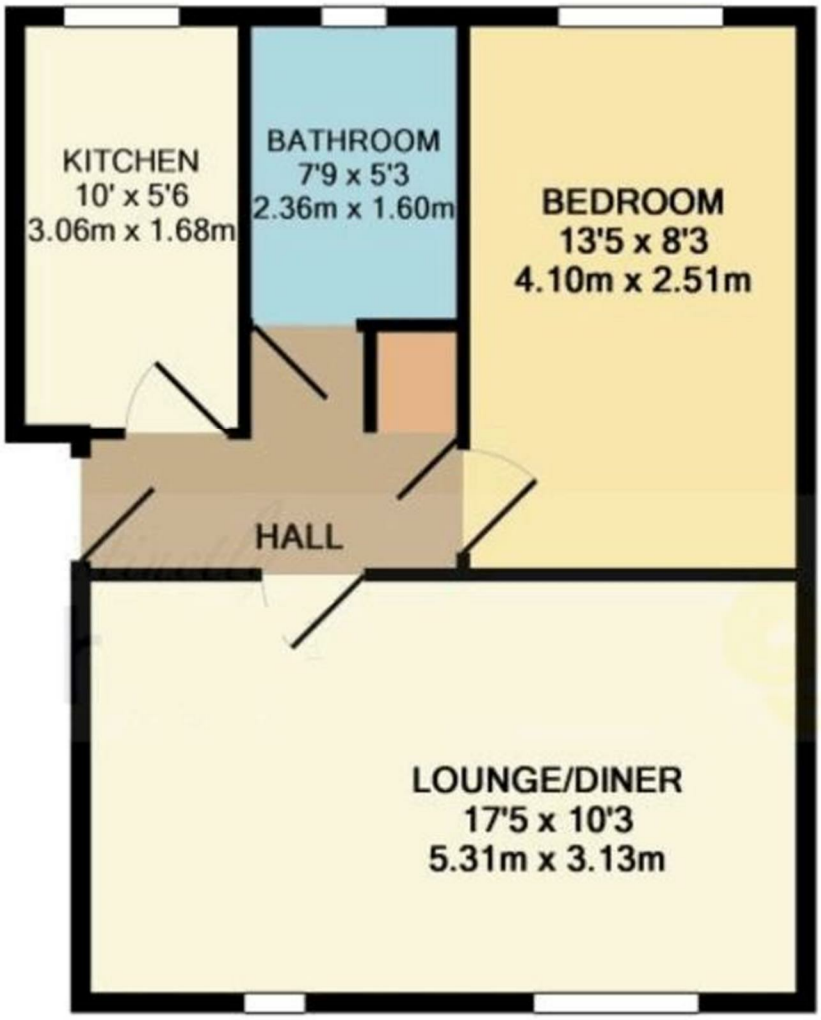
13'5" x 8'3" (4.09 x 2.54)

Good sized rear facing bedroom with radiator and double glazed window.

BATHROOM

Suite comprises of wc, wash basin, bath with shower, window to rear and radiator..

OUTSIDE FRONTAGE & PARKING



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

NICHOLAS Humphreys ESTATE AGENT

SALES
MORTGAGES
LETTINGS
MANAGEMENT

Services

Mains water, gas and electricity are understood to be available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas J Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers' regulations.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with a purchase will be asked for identification i.e passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Viewing and Valuations

If you are thinking of selling we offer a FREE VALUATION SERVICE or if you would like to view this property please call your local branch on Burton 01283 528020 or Derby 01332 265662.