



2 CHARTER COURT RETFORD

A nicely presented two bedroom ground floor retirement apartment in this popular and favoured development. The property benefits from a lounge dining room with French door leading into paved patio and communal gardens. Nicely fitted kitchen with integrated fridge, oven and hob. In addition, there are two bedrooms, ample storage and a modern shower room. The property benefits from communal gardens, a residents lounge and kitchen. There is an additional room for relatives to stay at a nominal cost, shared laundry facilities and first come first served basis plug in socket for mobility scooters.

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BROWN & CO

Property and Business Consultants

£175,000 - LEASEHOLD

2 CHARTER COURT, NORTH ROAD, RETFORD, DN22 7ZA

LOCATION

Charter Court has an enviable mature location situated just off North Road in close proximity to the town centre and its full range of facilities. The development lies practically opposite the Primary Health Care Unit and there are bus routes nearby. Retford itself enjoys an excellent location for the areas transport links by road, rail and air.

ACCOMMODATION

Door to main building through communal lounge. Door to corridor and personal door to flat no. 2.

HALL electric storage heater, central heating thermostat, entry phone system. Built in airing cupboard with water heater, range of shelving. Pull cord for in house manager. Door to

LOUNGE DINING ROOM 21'4" x 10'8" to 8'0" (6.51m x 3.29m to 2.45m) rear aspect double glazed door into communal gardens, feature polished fire surround with electric fire on raised hearth with insert. TV and telephone points, storage heater. Recessed lighting. Satellite point. Two glazed doors leading into

KITCHEN 8'10" x 6'0" (2.74m x 1.85m) side aspect double glazed window overlooking communal garden. Well appointed range of wood grain effect base and wall mounted cupboard and drawer units, single stainless steel sink drainer unit with mixer tap, integrated Electrolux electric oven, four ring hob with extractor above, integrated fridge and freezer, ample working surfaces, part tiled walls and extractor.

BEDROOM ONE 15'5" x 9'5" (4.71m x 2.90m) dual aspect to front and side with double glazed windows. Full width range of built in wardrobes with bifold mirror fronted doors and ample hanging and shelving space. Telephone point, electric radiator, TV aerial lead.

BEDROOM TWO 11'3" x 9'0" (3.43m x 2.75m) front aspect double glazed window, TV point, built in shelved cupboard.

SHOWER ROOM with double width walk in shower cubicle with sliding glazed screen, mains fed shower attachment. Vanity unit with inset sink with cupboards below. White low level wc. Tiled walls, wall mounted strip light/shaver socket. Wall mounted Dimplex convector heater.

AGENTS NOTES:

- Interested parties are expressly requested to check current outgoings, ground rent and service charge etc. with their legal advisors prior to entering a legal commitment to purchase.
- Current ground rent is understood to be £495 per annum

and the service charge is £3,504.60 per annum.

- Car parking is available for residents on a daily first come, first served basis, there is no guarantee of space available. Relative and visitor parking is available in specified bays.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is leasehold understood to be held on a 125 year lease from and including 1st January 2009. Interested parties are expressly advised to instruct their Solicitors to verify this.

The Property is leasehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

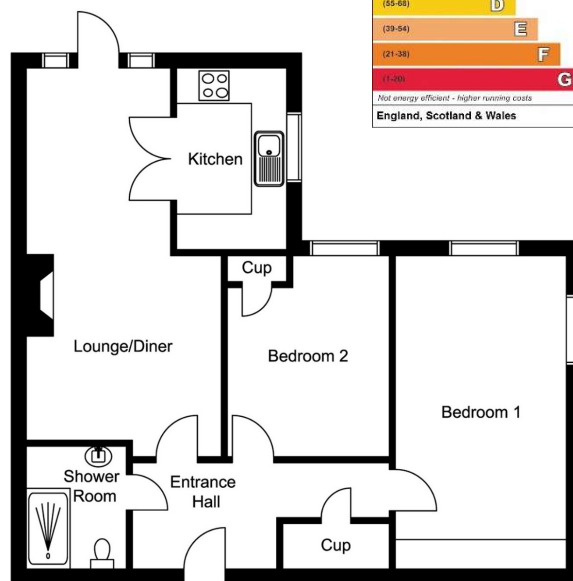
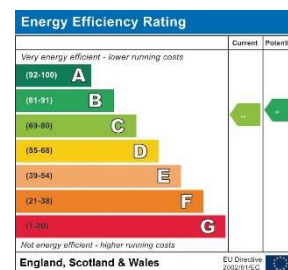
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

These particulars were prepared in September 2022.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.