



## 45 CHARTER COURT RETFORD

A first floor one bedroom nicely presented over 55's apartment in this modern development close to Retford town centre. 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.

**£95,000 LEASEHOLD**

Brown & Co  
Retford  
01777 709112  
retford@brown-co.com

**BROWN & CO**

Property and Business Consultants

# 45 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 and rail.

This freshly decorated property can be accessed directly from the car park via the external door with a short walk to the single flight of stairs to the front door. The property has an outlook to North Road with views over the attractive communal gardens and car park.

## ACCOMMODATION

Personal door to

**ENTRANCE HALL** large storage cupboard, additional cupboard housing hot water cylinder, electric radiator, pull cord and entry phone.

**LOUNGE 19'2" x 10'8" to 8'3" (5.89m x 3.35m narrows to 2.55m)** front aspect double glazed window overlooking the communal gardens, parking area and onto North Road. Fireplace and glazed double doors to

**KITCHEN 8'6" x 5'7" (2.65m x 1.75m)** a good range of base and wall mounted cupboard and drawer units with integrated fridge and freezer. Built in oven, extractor and electric hob. Ample working surfaces, single stainless steel sink drainer unit with mixer tap. Front aspect double glazed window overlooking the garden.

**BEDROOM ONE 14'6" x 8'8" (4.35m x 2.71m)** front aspect double glazed window with views to the garden, electric radiator. Good range of built in wardrobes with mirror fronted drawers, ample hanging and shelving space.

**BATHROOM** three piece white suite comprising panel enclosed bath with mains fed shower, hand basin, low level wc. Tiled splashbacks, part tiled walls, electric towel rail radiator, extractor fan.

### 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 £425 per annum and the current service charge is £1,971.62 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 2009. Interested parties are expressly advised to instruct their Solicitors to verify this.

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

**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.

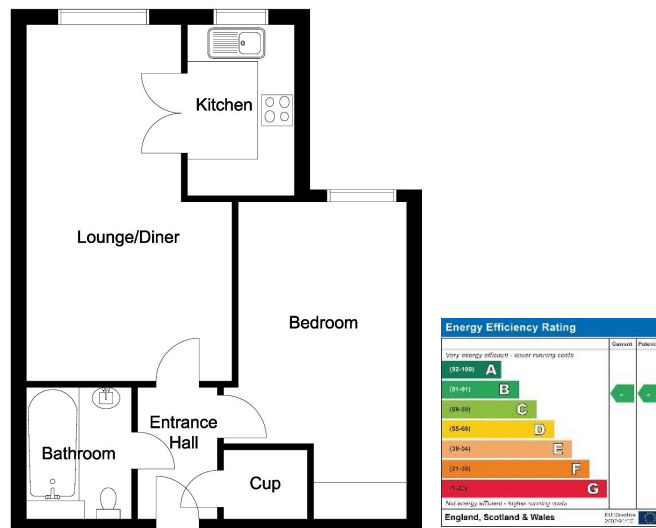
**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

**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.

**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in January 2023.



## 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 other 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 or 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.