



99 MILLBRIDGE CLOSE RETFORD

A first floor, two double bedroom apartment in this small purpose built block overlooking the Chesterfield canal and with en suite facilities to the master bedroom. There are fitted appliances to the modern kitchen and there is no onward chain. The property is easily accessible to Retford town centre and railway station.

£105,000 LEASEHOLD

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BROWN & CO

Property and Business Consultants

99 MILLBRIDGE CLOSE, RETFORD, DN22 6FE

LOCATION

The property is in a purpose built block which is within comfortable distance of Retford town centre, which provides comprehensive facilities, plus the mainline railway station is within walking distance and is on the London to Edinburgh InterCity line. The A1 is to the west providing links to the wider motorway network

DIRECTIONS

what3words///frost.into.layers

ACCOMMODATION

COMMUNAL ENTRANCE via entry phone system to hallway with stairs to the first floor with personal door to no. 99.

STAGGERED ENTRANCE HALL with double glazed window to the front, two built in cupboards with lighting, entry phone system. Door to

LOUNGE 14'5" x 13'1" excluding the door recess, side aspect double glazed window and French doors with Juliet balcony overlooking the Chesterfield canal and communal gardens, TV and telephone points, storage cupboard, open arch to

KITCHEN 13'0" x 6'9" (3.97m x 2.09m) front aspect double glazed window. A good range of base and wall mounted cupboard and drawer units, 1 ¼ stainless steel sink drainer unit with mixer tap, integrated fridge freezer, washer dryer and double oven, four ring gas hob with extractor canopy over, wall mounted gas fired combination boiler, ample working surfaces, tiled flooring, part tiled walls, recessed lighting.

BEDROOM ONE 10'9" x 9'7" (3.31m x 2.94m) rear aspect Juliet balcony with French doors and double glazed windows overlooking the Chesterfield canal. Two built in double wardrobes with hanging and shelving, TV point, door to

EN SUITE SHOWER ROOM tile enclosed shower cubicle with mains fed shower, pedestal hand basin with mixer tap, low level wc, part tiled walls, shaver socket, recessed lighting and extractor fan.

BEDROOM TWO 10'9" x 9'3" (3.31m x 2.83m) rear aspect double glazed window with views to the Chesterfield canal, double wardrobe with hanging and shelving space.

FAMILY BATHROOM obscure double glazed window. Three piece white suite with panel enclosed bath and mixer tap/shower attachment. Pedestal hand basin, low level wc, part tiled walls, recessed lighting, extractor fan.

OUTSIDE

Externally there are communal gardens and one allocated parking space.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: 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 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.

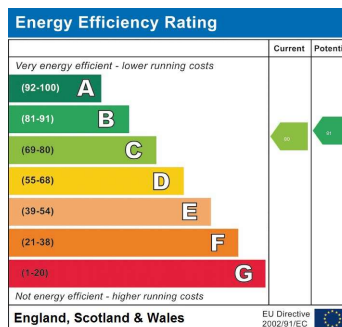
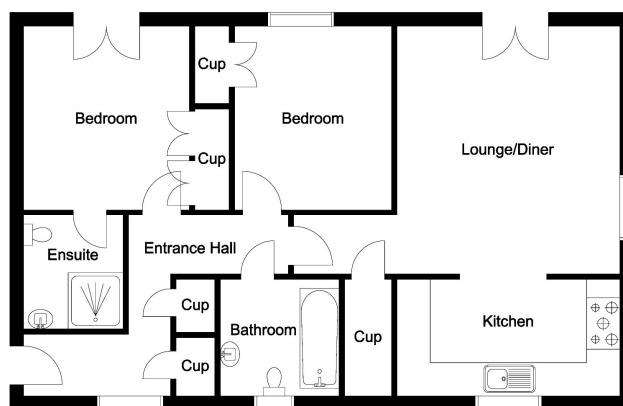
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 February 2023.



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