



17 CHARTER COURT, RETFORD

Superbly positioned ground floor one bedroom apartment with direct garden access, ideal for sitting out with southerly view over the approach to this ever popular over 60's development. Easy access to town centre, Primary Health Care unit and bus routes.

£125,000

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BROWN & CO

Property and Business Consultants

17 CHARTER COURT, RETFORD, NOTTINGHAMSHIRE, 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 opposite Primary Health Care unit and there are bus routes nearby. Retford enjoys an excellent location for the areas transport links by road, rail and air.

DIRECTIONS

Leaving Retford town centre market square via Bridgegate, at the roundabout take the second exit on to the A638 north bound. Immediately after the West Retford Hotel, Charter Court will be found on the right-hand side.

ACCOMMODATION

SECURE COMMUNAL ENTRANCE

ENTRANCE HALL useful storage cupboard housing electric boiler, fitted shelving.

LOUNGE DINER 19'3" X 11'0" (5.86m x 3.35m) bright living space approximately south facing with direct access to front gardens, patios and the approach to this development. Feature fireplace with electric fire, electric radiator, double doors to

KITCHEN 8'8" x 5'9" (2.63m x 1.75m) comprehensively appointed in an attractive Birch light wood style with base cupboards surmounted by granite effect working surfaces and wall cupboards being under lit. Sink unit, attractive front aspect window. An array of appliances including electric oven, halogen hob, concealed extractor, fridge and freezer. Tiled splashbacks, extractor.

BEDROOM 14'6" x 9'0" (4.43m x 2.74m) minimum dimensions. A generously proportioned bedroom with good in-built mirrored wardrobe, front aspect window, electric radiator.

BATHROOM well-appointed with attractive modern white suite of paneled bath having shower over, vanity wash hand basin with base storage, low suite wc. Fully tiled walls in natural tones, mirror over basin with ancillary light, electric towel warmer and convector.

OUTSIDE

Communal gardens, ideal for sitting out with direct access from this bright approx. south facing apartment. On site resident parking.

COMMUNAL FACILITIES

Although the apartment is an individual private unit, residents have use of a variety of communal facilities including a resident's lounge, laundry facilities etc.

GENERAL REMARKS & STIPULATIONS

Agents Note:

1. Interested parties are expressly requested to check current outgoing, ground rent and service charge etc with their legal advisors prior to entering a legal commitment to purchase.
2. Current ground rent understood to be £425 per annum. Service charge £2,336.40 per annum (variable over the term).
3. Car parking is available for residents on a daily first come first served basis, there is no guarantee of space available. Relatives and visitors should not park within the development unless they do so in the specified parking bays.

Tenure and Possession: The Property is Leasehold. 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.

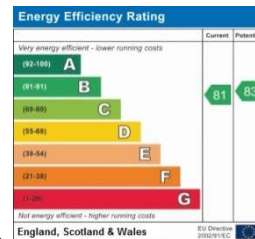
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 March 2023.



IMPORTANT NOTICES

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