



23 CHARTER COURT RETFORD

A ground floor, one bedroom retirement apartment in this favoured development close to Retford town centre. Direct access from the lounge dining room into the communal gardens, integrated appliances and a good amount of storage.

£120,000 LEASEHOLD

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BROWN & CO

Property and Business Consultants

23 CHARTER COURT, 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 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

COMMUNAL ENTRANCE private door to

ENTRANCE HALL telephone point, pull cord, central heating thermostat. Built in airing cupboard with water heater and shelving.

LOUNGE DINING ROOM 17'11" x 11'10" (5.48m x 3.60m) rear aspect double glazed door to the communal gardens. Small patio area. Feature sandstone fireplace with coal effect electric fire. TV/FM aerial points and telephone point. Electric storage heater, glazed double doors to

KITCHEN 9'2" x 5'8" (2.75m x 1.73m) rear aspect double glazed window. A good range of beech effect base and wall mounted cupboard and drawer units with ample working surfaces, integrated fridge, built in electric oven, four ring electric hob with extractor above. Single stainless steel sink drainer unit with mixer tap, part tiled walls, extractor, views to communal gardens.

BEDROOM 15'2" x 11'4" (4.59m x 3.46m) maximum dimensions, rear aspect double glazed window overlooking the communal gardens. Built in wardrobes with bifold mirror fronted doors with ample hanging and shelving space. TV and telephone points, wall mounted electric heater.

SHOWER ROOM three piece white suite with large walk in shower cubicle with glazed sliding screen, mains fed electric shower, vanity unit with inset sink with cupboards below and white low level wc. Ceramic tiled floor, tiled walls, wall mounted Dimplex convector heater, additional towel rail, strip light/shaver socket, wall mounted mirror. Extractor.

OUTSIDE

Attractive and well kept communal gardens, ideal for sitting out. On site residents 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 outgoings, 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 £2336.40 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 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.

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.

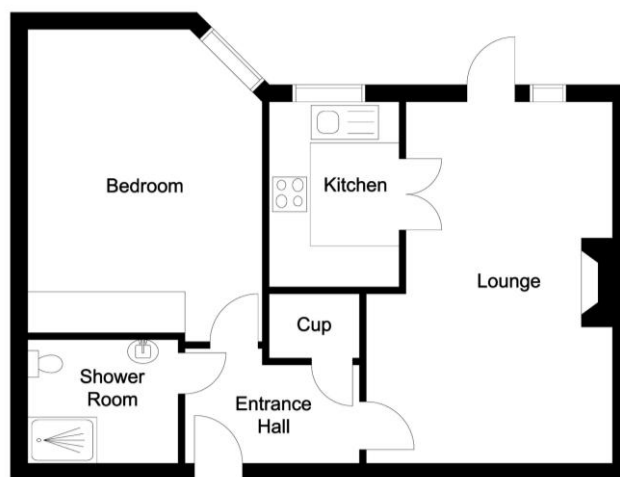
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

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.

These particulars were prepared in June 2023.



IMPORTANT NOTICES

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