



22 CAROLGATE COURT RETFORD

Two bedroom second floor apartment in purpose-built modern block, adjoining Chesterfield Canal, allocated parking space, walking distance of town centre facilities and convenient for railway station.

Offers in the region of £100,000

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BROWN & CO

Property and Business Consultants

22 CAROLGATE COURT, RETFORD, NOTTINGHAMSHIRE, DN22 6BJ

LOCATION

Situated off the southern end of Carolgate the property is found in a purpose built block adjoining the Chesterfield Canal. Town centre amenities including bars and restaurants are within walking distance.

The train station is also on hand with direct London Kings Cross service (approx. 1hr 30 mins) and local services to Sheffield and Lincoln. An excellent road network is available.

DIRECTIONS

Satnav - DN22 6BJ
what3words/// paints.hang.middle

ACCOMMODATION

GROUND FLOOR

Communal entrance and stairs

FIRST FLOOR

HALL cylinder cupboard, radiator

LIVING DINING KITCHEN 21'4" x 14'2" to 7'2" (6.50m x 4.32m to 2.19m) views over canal, high gloss cream kitchen units, ample working surfaces, oven, hob, extractor and washing machine. Tiled flooring in kitchen area. Electric radiator.

BEDROOM ONE 11'0" x 10'9" (3.35m x 3.25m) maximum to rear of inbuilt wardrobes, electric radiator.

EN SUITE SHOWER ROOM tiled shower cubicle, basin. WC. Tiled flooring, electric radiator

BEDROOM TWO 11'0" x 7'9" (3.35m x 2.35m) electric radiator

BATHROOM bath with mixer taps and shower over, contrasting tiled splashbacks, wc, basin, electric radiator

OUTSIDE

Shared vehicular access off Carolgate, allocated parking space. Attractive rear aspect over Chesterfield Canal.

AGENTS NOTE

The apartment is Leasehold, held on a lease of 125 years from 25 June 2008. Current ground is £50 per annum and the Service Charge for the period 1 July 2023 to 30 June 2024 is £949.20. Interested parties are advised to verify all such matters with their legal representative before making a legal commitment to purchase.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is Leaseold 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 August 2023.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	←	←
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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