



37 MILLBRIDGE CLOSE RETFORD

A first floor, two double bedroom apartment in this purpose built block close to the Chesterfield canal and with fitted appliances to the modern kitchen. Good sized lounge, allocated parking and NO ONWARD CHAIN. The property is easily accessible to Retford town centre and railway station.

£92,500 LEASEHOLD

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BROWN & CO

Property and Business Consultants

37 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/// leaps.lives.rang

ACCOMMODATION

COMMUNAL ENTRANCE via entry phone system to hallway with stairs to the first floor with personal door to no. 37

STAGGERED ENTRANCE HALL with two built in cupboards, entry phone system. Door to

LOUNGE 14'6" x 13'6" (4.45m x 4.13m) front aspect double glazed French doors with Juliet balcony overlooking some of the communal gardens, TV and telephone points, open arch to

KITCHEN 10'6" x 6'1" (3.24m x 1.86m) side 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 electric 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 13'8" x 9'8" (4.21m x 3.00) front aspect double glazed window. Built in double wardrobes with hanging and shelving, TV point.

BEDROOM TWO 9'8" x 8'4" (3.00m x 2.57m) rear aspect double glazed window with views to the Chesterfield canal, double wardrobe with hanging and shelving space.

FAMILY BATHROOM 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.

LEASE 999 years from 1 January 2005

SERVICE CHARGE - Approximately £900.00 per annum

GROUND RENT - £170.04 per annum

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.

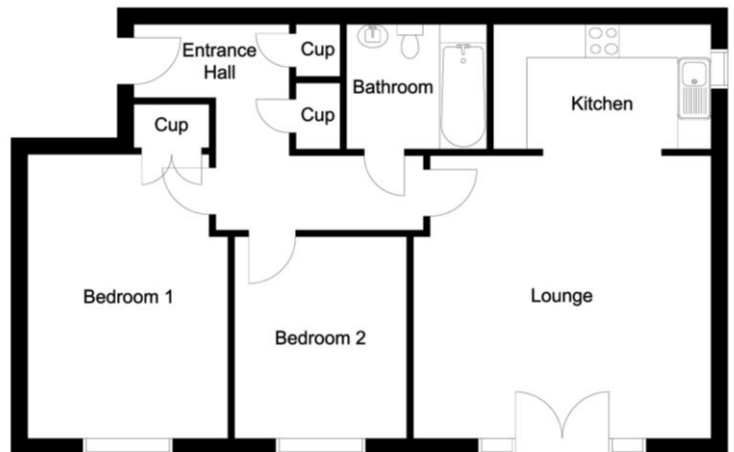
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 August 2023.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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