



THE WAINSCOTT, OAKLANDS DEVELOPMENT, RETFORD

A fabulous villa conversion to create a 2 bedroom first floor apartment benefiting from a modern lift. Modern kitchen and bathroom with period features throughout. Serviced over 55's development with allocated parking and communal gardens.

£180,000

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BROWN & CO

Property and Business Consultants

THE WAINSCOTT (Plot 8) OAKLANDS
DEVELOPMENT, RETFORD DN22 7AU

LOCATION

Oaklands is situated on the popular London Road. A short distance from town centre amenities and local train station. The City of Lincoln is approximately 23 miles away, the A1 gives links to the region’s major towns and cities and can be accessed at Markham Moor.

DIRECTIONS

Leaving Retford on the London Road turn left into the Oaklands Development opposite The Elms Hotel.

ACCOMMODATION

ENTRANCE HALL radiator, alarm with intercom

KITCHEN 10’4” x 6’2” (3.15m x 1.88m) with floor to ceiling windows and sliding door to kitchen with 1.5 sink unit in granite worktops with high specification units of base and wall units, integrated fridge, freezer, washing machine & dish washer, CDA four ring hob with extractor hood over, CDA microwave and oven, opening into the living area with Baxi boiler within cupboard, sliding glass doors lead into

LOUNGE DINING ROOM 19’10” x 13’10” (6.05m x 4.22m) having bay window with views over communal gardens, storage cupboards housing gas fired central heating boiler, radiator

MASTER BEDROOM 15’9” x 8’5” (4.80m x 2.57m) window overlooking gardens, radiator

BEDROOM TWO 13’3” x 9’1” (4.04m x 2.77m) window to side aspect, radiator

BATHROOM having roll top bath on ball and claw feet, separate fully tiled shower enclosure, low flush wc, pedestal wash basin. Granite worktops and tiled flooring, mirrors with LED lighting, heated towel rail

OUTSIDE

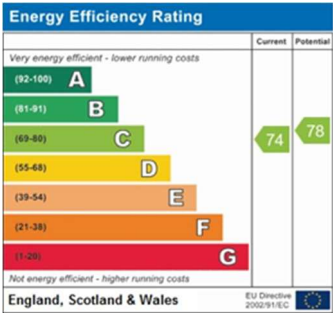
Communal gardens and allocated parking.

AGENTS NOTE: Management fees apply and should be checked with the Site Manager. Current figures (2022) £34.34 per week.

GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is Leasehold and vacant possession will be given upon completion. The Property will be sold on a new long lease of 999 years duration upon legal completion. Further details are available from the selling agent. Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.

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 finalising 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. 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. 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. Your home may be repossessed if you do not keep up repayments on your mortgage. Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946. These particulars were prepared in October 2020.



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