

THE OREGAN, OAKLANDS DEVELOPMENT, RETFORD

One bedroom first floor apartment benefitting from disabled access and lift,
Having modern kitchen, lounge diner and high specification bathroom.

£145,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

THE OREGAN, OAKLAND DEVELOPMENT,
LONDON ROAD, 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

COMMUNAL ENTRANCE HALL lift access to first floor, feature fire place with cast iron grate and stairs to

ENTRANCE HALL Alarm, Intercom and radiators

LOUNGE 16’1” x 10’4” (4.91m x 3.16m) radiator, front and side aspect sash windows

KITCHEN AREA 13’3” x 6’7” (4.05m x 2.02m) 1.5 bowl sink unit into worktops, integrated fridge, freezer, dish washer and washing machine, Baxi boiler, tiled floor, sash window to front aspect, CDA four ring hob with extractor hood over, CDA oven and microwave

INNER HALL

BATHROOM high specification having three quarter bath with shower attachment, low flush wc, granite wash basin set into granite worktop with cupboard below, marble floor and walls, wall mounted radiator

BEDROOM 11’11” x 10’4” (3.38m x 3.16m) radiator, side aspect window

OUTSIDE

Communal gardens and allocated parking are provided.

AGENTS NOTE: Management fees apply and should be checked with the Site Manager. Current figures (2022) £29.54 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.

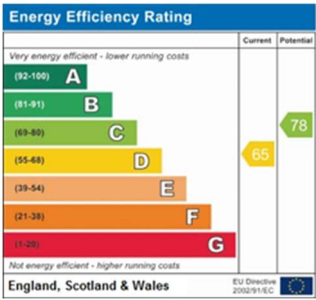
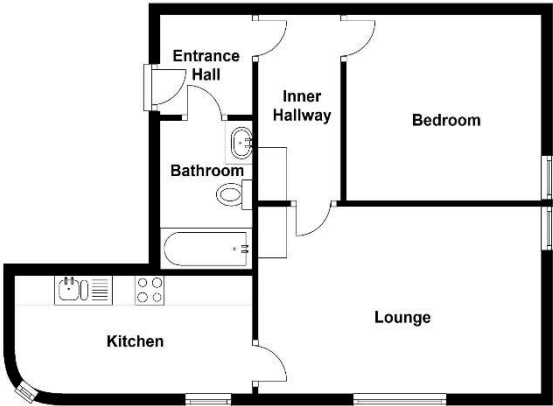
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them 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.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.