



6 THE MEWS, NEW COURT GARDENS, RETFORD

A recently constructed split level mews style property located in an attractive small development accessible to the train station and Retford town centre.

£125,000

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6 THE MEWS, NEW COURT GARDENS, RETFORD, NOTTINGHAMSHIRE, DN22 7AU

DESCRIPTION

The Mews is located to the south of Retford town centre and is a recently constructed small development of similar style properties, being fairly unique with a spiral staircase leading from the living room to a mezzanine bedroom. The property is surrounded by attractive gardens and woodland. The small community has communal brick-built bin stores and storage cupboards, with one allocated parking space for 6 The Mews.

LOCATION

The property is located on London Road where there are bus services to Newark, Retford and Doncaster beyond. The A1M lies just to the west from which the wider motorway network is available. A full range of residential amenities can be found in the town centre which is a short walk away. The golf course and leisure centre are also only a short car journey away.

DIRECTIONS

Leaving Grove Street, at the traffic lights turn right onto Arlington Way, proceed through the first set of lights and at the second set of lights turn left onto London Road, leave Retford going south, and New Court Gardens is the second turning left after the large white building called The Lawns. Follow the road round, through the double wrought iron gates and no. 6 can be found immediately in front.

ACCOMMODATION

Half glazed door and carpeted stairway to first floor. Personal door to no. 6 The Mews.

ENTRANCE HALL with alarm system, central heating thermostat and door to

OPEN PLAN KITCHEN/LIVING ROOM 22'3" x 14'4" (6.79m x 4.38m)

The living room has a front aspect gothic style window with TV and telephone points with spiral staircase up to mezzanine bedroom, central heating thermostat and moulded wooden skirtings.

The kitchen area has double glazed velux window and is comprehensively fitted with cream high gloss fronted units with ample base and wall mounted cupboards and drawer units with chrome rod style handles. There is a single stainless-steel sink unit with mixer tap, integrated fridge and freezer, integrated dishwasher and washer dryer. There are ample working surfaces, a four-ring electric hob with stainless steel extractor canopy over, and a built-in electric oven. Part tiled walls, ceramic tiled flooring. From the living area, there is a wood grain effect spiral stair case with black high gloss rails to

MEZZANINE BEDROOM AREA 22'3" x 9'8" (6.79m x 3.01m) with two rear aspect double glazed Velux windows. Two wall lights.

MASTER BEDROOM 14'9" x 12' (4.55m x 3.66m) with two double glazed Velux windows with views to woodland.

FAMILY BATHROOM 12' x 8'5" (3.67m x 2.60m) good sized with rear aspect double glazed Velux windows with views to woodland.

IMPORTANT NOTICES

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Paneled enclosed bath with mixer taps, tiled enclosed shower cubicle with mixer shower attachments. Inset vanity unit with sink and mixer tap and low level wc with concealed cistern. Cream high gloss cupboard frontages. Wood effect display area. Wall mounted glass mirrored cabinet. Wall mounted Baxi Gas fired central heating boiler with programmed remote control to the side, with cupboard below housing gas meter. Shaver point, part tiled walls, extractor and tiled flooring. Recessed spot lights.

OUTSIDE

From London Road you access this small attractive development which is lawned with established trees and shingled driveway, which in turn leads to large gates which then access the open planned communal gardens which are lawned with seating areas, one ALLOCATED PARKING space, shingled roadway. There is a brick built storage cupboard and refuge store.

AGENTS NOTES

- 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.
- Current ground rent is understood to be £429.38 per quarter.

GENERAL REMARKS and 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 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 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.
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 revised in June 2023.

Ground Floor



First Floor

