



141 MILL BRIDGE CLOSE RETFORD

A purpose built ground floor flat on this popular development accessible to Retford town centre and mainline railway station. There is a double bedroom with fitted wardrobes as well as a modern kitchen with integrated appliances. One allocated parking space.

£80,000 - LEASEHOLD

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

BROWN & CO

Property and Business Consultants

141 MILL BRIDGE CLOSE, RETFORD, DN22 6FE

LOCATION

Description The property is within comfortable distance of Retford town centre, which provides comprehensive shopping, leisure and recreational 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:///kinds.lovely.store

ACCOMMODATION

COMMUNAL ENTRANCE with buzzer system into communal entrance hall. Private door to Flat 141.

L-SHAPED ENTRANCE HALL with entry phone system. Two built in storage cupboards, one housing the hot water cylinder.

LOUNGE 13'0" x 12'7" (3.97m x 3.87m) front aspect double glazed window, TV and telephone points.

KITCHEN 11'0" x 6'5" (3.36m x 1.97m) side aspect double glazed window. A good range of base and wall mounted cupboard and drawer units, integrated fridge and freezer. Electric oven and grill with four ring gas hob and stainless steel extractor above. Wall mounted gas fired central heating combination boiler. 1 1/4 stainless steel sink drainer unit with mixer tap, space and plumbing below for washing machine. Ample working surfaces, part tiled walls, recessed lighting, ceramic tiled floor.

BEDROOM ONE 9'0" x 11'4" (2.75m x 3.47m) front aspect double glazed window. TV aerial lead. Built in double wardrobe with hanging and shelving space.

BATHROOM 6'8" x 6'5" (2.06m x 1.97m) three piece white suite comprising panel enclosed bath with mains fed shower. Pedestal hand basin with mixer tap. Low level wc. Part tiled walls, shaver socket. Recessed lighting and extractor.

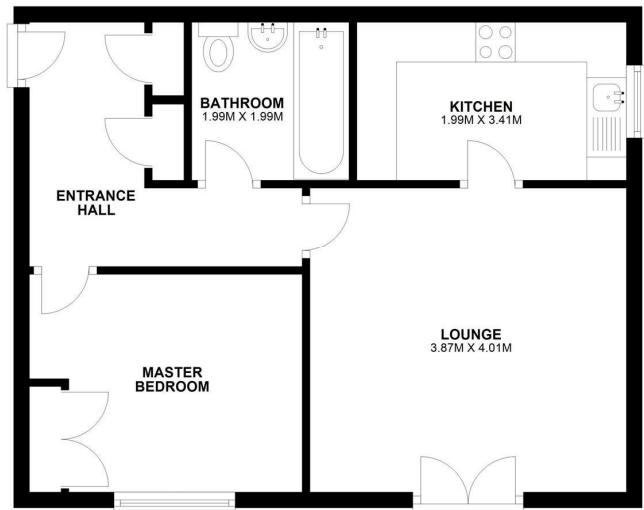
Ground Rent and Service Charge: We are advised the ground rent charge is currently £170.04 per annum and the annual service charge is currently £949 per annum. Interested parties should instruct their legal advisers to confirm ground rents and service charges prior to entering a legal commitment to purchase. **999 year lease from 1 January 2005**

GENERAL REMARKS & STIPULATIONS

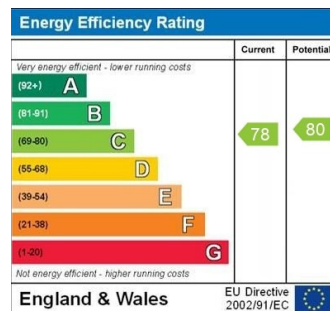
Tenure and Possession: The Property is leasehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band A. Services: Please note we have not tested the services or any of the equipment or appliances in this property, 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 July 2024.

GROUND FLOOR

APPROX. 45.0 SQ. METRES



TOTAL AREA: APPROX. 45.0 SQ. METRES



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