



15 GOMERSALL CLOSE RETFORD

A second floor, purpose built flat close to the town centre and railway station. The property benefits from a good sized double bedroom, large front aspect lounge, modern kitchen and bathroom. The property offers no onward chain.

£85,000 - LEASEHOLD

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BROWN & CO

Property and Business Consultants

15 GOMERSALL CLOSE, RETFORD, DN22 7ET

LOCATION

Gomersall Close is located just on fringes of Retford town centre with good accessibility to the shops, leisure and recreational facilities. There is a mainline railway station on the London to Edinburgh intercity link as well as good accessibility to the A1 and the A57 linking to the wider motorway network.

DIRECTIONS

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ACCOMMODATION

Entry phone system leading to

COMMUNAL ENTRANCE HALL with stairs to first floor landing, front aspect shared balcony. Personal door to Flat 15.

HALL built in cloaks cupboard, entry phone, cupboard housing space and plumbing for washing machine and additional appliance.

LOUNGE 15'2" x 10'7" (4.62m x 3.27m) front aspect double glazed picture window, television point.

BREAKFAST KITCHEN 12'6" x 8'4" (3.84m x 2.57m) front aspect double glazed window. A good range of sage green coloured base and wall mounted cupboard and drawer units. Single stainless steel sink drainer unit with mixer tap, built in electric oven with four ring gas hob and extractor above. Wood effect working surfaces, space for upright fridge freezer, part tiled walls. Cupboard housing wall mounted gas fired central heating combination boiler.

BEDROOM ONE 12'8" x 10'4" (3.89m x 3.18m) rear aspect double glazed window with views to the communal gardens.

BATHROOM rear aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath, mains fed shower and glazed shower screen. Low level wc, pedestal hand basin with mixer tap, part tiled walls and tiled floor.

OUTSIDE

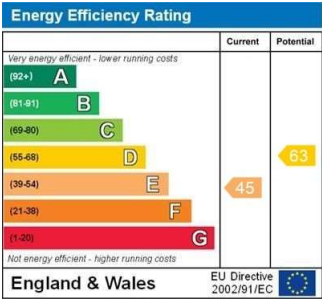
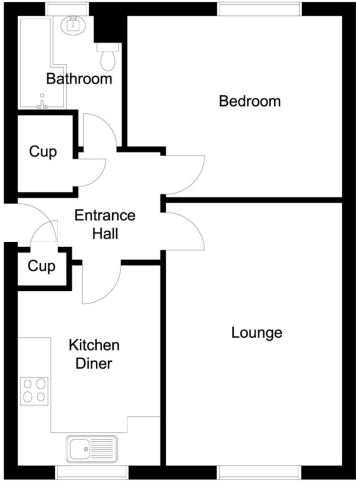
Off road parking on a 'first come, first served' basis. Communal gardens and brick built bin store.

AGENTS NOTE

The apartment is Leasehold, held on a lease of 125 years from 3 October 2005. The current Service Charge for 2024/2025 is £787.98 per annum and the Ground Rent is £10.00 per annum. Interested parties are advised to verify all such matters with their legal representative before making a legal commitment to purchase.

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 January 2025.



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