



115 MILL BRIDGE CLOSE RETFORD

An immaculately presented two bedroom first floor flat having recently been redecorated throughout and new grey carpeting as well. The property benefits from a rear aspect lounge with French doors opening and looking over the communal gardens and to the Chesterfield Canal. No onward chain.

£110,000 - LEASEHOLD

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BROWN & CO

Property and Business Consultants

115 MILL BRIDGE CLOSE, RETFORD, DN22 6FE

LOCATION

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///takes.summer.fires

ACCOMMODATION

Glazed door with entry communal system and stairs to

FIRST FLOOR LANDING and private door to

Staggered ENTRANCE HALL with two built-in storage cupboards, one with lights. Entry phone system. Central heating thermostat.

LOUNGE 14'5" x 13'6" (4.43m x 4.13m) rear aspect double glazed French doors with Juliet balcony overlooking the communal gardens. TV and telephone points. Archway to

KITCHEN 10'7" x 6'2" (3.26m x 1.88m) well appointed range of wood effect base and wall mounted cupboard and drawer units. Built-in fridge freezer, washer dryer and electric oven and grill. Four ring gas hob and extractor canopy above. Part tiled walls, ample working surfaces, 1 ¼ stainless steel sink drainer unit. Wall mounted Baxi combination gas fired central heating boiler.

BEDROOM ONE 13'9" x 9'8" (4.22m x 3.00m) rear aspect double glazed window with views to communal gardens and Chesterfield Canal. Telephone point. Built in double wardrobe with hanging and shelving space.

BEDROOM TWO 8'5" x 9'9" (2.58m x 3.02m) rear aspect double glazed window with views to the garden and Chesterfield Canal.

BATHROOM three piece white suite comprising panel enclosed bath with handheld mixer tap/shower attachment. Low level wc, pedestal hand basin with mixer tap. Ceramic tiled flooring, part tiled walls, extractor and recessed lighting. Shaver socket.

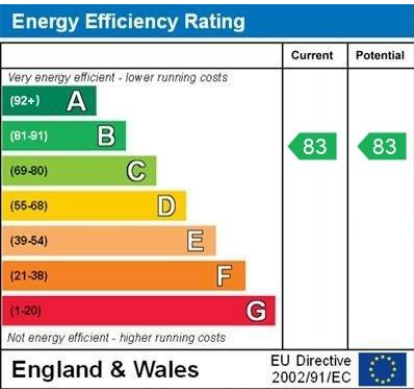
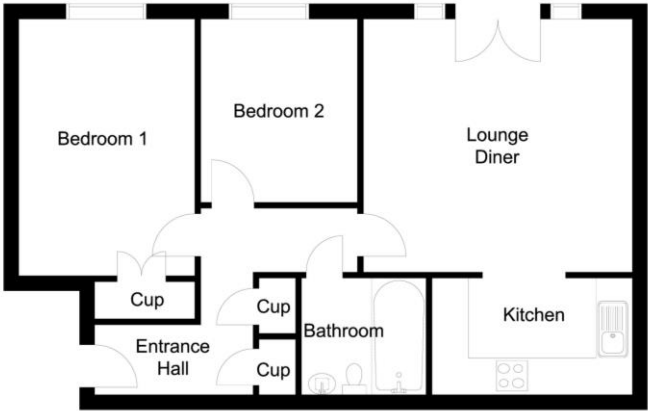
OUTSIDE

Communal gardens to all sides of the apartments. One allocated parking space plus there is some additional visitor parking.

Ground Rent and Service Charge: We are advised the ground rent charge and the annual service charge is currently around £1000.00 per annum (TBC). Interested parties should instruct their legal advisers to confirm ground rents and service charges prior to entering 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 March 2025.



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