



79 MILL BRIDGE CLOSE RETFORD

A nicely presented one bedroom top floor flat in this popular modern development close to Retford town centre and train station. The property benefits from new carpeting throughout and redecoration, plus gas central heating (new boiler July 2025), modern fitted kitchen and ample storage as well as one allocated parking space.

£82,000 leasehold

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BROWN & CO

Property and Business Consultants

79 MILL BRIDGE CLOSE, RETFORD, DN22 6FE

LOCATION

The property is within comfortable distance of Retford town centre, which provides comprehensive facilities, plus the mainline railway station is within walking distance and is on the London to Edinburgh Inter city line. The A1 is to the west providing links to the wider motorway network.

DIRECTIONS

What3words://leaps.lives.rang

ACCOMMODATION

Communal entry system and stairs to second floor, personal door to flat no. 79

L-shaped ENTRANCE HALL three built-in cupboards. Door to

LOUNGE 12'10" x 12'12 (3.96m x 3.68m) with two double glazed rear aspect windows overlooking the parking area and Chesterfield Canal. Double glazed French doors to Juliet balcony, TV and telephone points.

KITCHEN 10'10" x 6'5" (3.35m x 1.98m) side aspect double glazed window. An extensive range of wood grain effect base and wall mounted cupboard and drawer units. Integrated washer dryer, built-in oven and grill with four ring gas hob and extractor above. Integrated fridge freezer. Ample working surfaces, part tiled walls, laminate flooring. Recessed lighting and wall mounted gas fired central heating boiler.

BEDROOM 13'5" x 8'5" to front of wardrobes (4.11m x 2.58m) two double glazed rear aspect windows overlooking the carpark and Chesterfield Canal. Built-in wardrobes with hanging and shelving space.

BATHROOM 6'8" x 6'52 (2.08m x 1.99m) three piece white suite of panel enclosed bath, handheld mixer tap/shower attachment, pedestal hand basin with mixer tap, low level wc, part tiled walls, extractor and shaver socket.

LEASE 999 years from 1 January 2005

GROUND RENT £258.53 per annum

SERVICE CHARGE £950.00 per annum

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold 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.

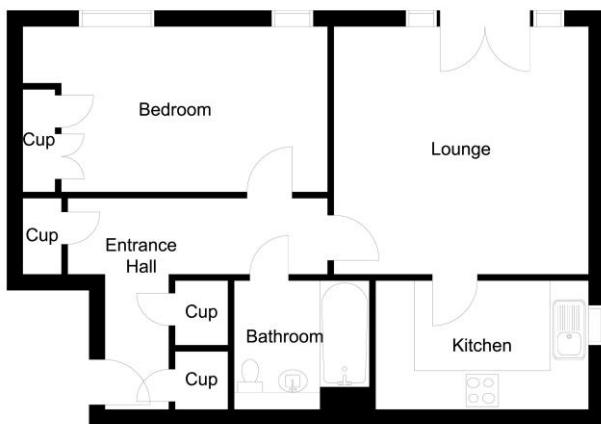
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

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.

These particulars were prepared in December 2025.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or inaccuracy. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for visual purposes only and should not be relied on as a basis for any calculations. The plans are for marketing purposes only and should only be used as such.

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Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| Very energy efficient - lower running costs (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 78 |
| (55-68) | D | 79 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

WWW.EPC4U.COM

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