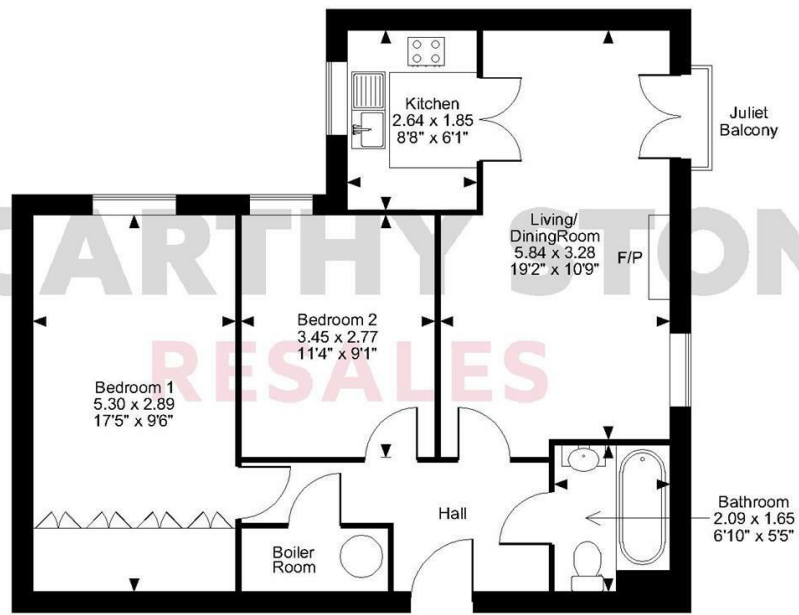


Charter Court, Retford
Approximate Gross Internal Area
657 Sq Ft/61 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

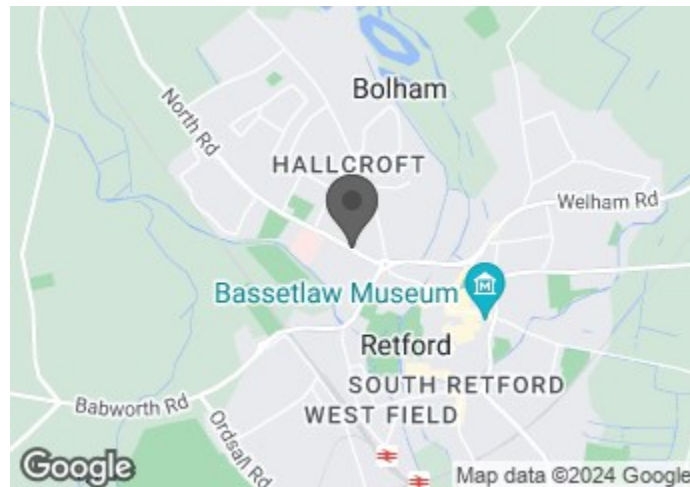
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

32 CHARTER COURT
NORTH ROAD, RETFORD, DN22 7ZA



COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	84

McCARTHY STONE RESALES

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A SPACIOUS TWO BEDROOM first floor apartment with JULIETTE BALCONY and sunny aspect onto LANDSCAPED GARDENS. This McCarthy Stone Retirement Living development for the over 60's is within HALF A MILE of RETFORD'S MARKET PLACE and within a THIRD OF A MILE to KINGS PARK and CHESTERFIELD CANAL.

ASKING PRICE £185,000 LEASEHOLD

For further details, please call **0345 556 4104**

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CHARTER COURT, RETFORD

2 BED | £185,000

CHARTER COURT

Charter Court is situated in the popular market town of Retford. The development of 57, one and two bedroom apartments has been designed and constructed by McCarthy & Stone, the UK's leading developer of privately owned retirement properties.

The development sits within beautiful communal gardens to be enjoyed by the Home Owners. The apartments offer Sky connection points in living rooms, built in wardrobes in the main bedroom and well equipped kitchens. The dedicated House Manager is on site during their working hours (Mon-Fri) to take care of the running of the development.

There is no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

LOCAL AREA

The historic market town of Retford is situated 31 miles

from Nottingham and 23 miles from Lincoln. The town is in the valley of the River Idle and Chesterfield canal passes through the centre. There's plenty to do close by including the town centre with it's selection of independent shops, bars and restaurants and Morrisons supermarket a short walk away. The health centre, library and banks can also be found in Retford.

For days out, Kings Park in the heart of Retford, an award winning park covering over 10 hectares and divided in two by the River Idle. Enjoy a stroll around the rose garden, wildlife and community gardens, or join in a game of bowls.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency speech module is situated in the hall. Door leading to storage room. Doors lead to the living room, bedrooms and bathroom.

LIVING ROOM

A bright and spacious room including two large double glazed windows overlooking the communal gardens. The rooms footprint and size means it could easily accommodate a dining table. TV and telephone points, two ceiling lights, raised electric power sockets and electric radiator. Partially glazed doors lead into a separate kitchen.

KITCHEN

Fitted kitchen with a range of base and eye level units. The base units are fitted with granite styled roll edge work surfaces and a tiled splash back. Fully integrated appliances comprising fridge, freezer, mid level electric oven, and induction hob with extractor fan. Stainless steel sink unit with mixer tap. Power points. Double glazed window over looking the communal gardens. Slip resistant flooring.

BEDROOM

A generously sized double bedroom with views onto the gardens. Built in double wardrobe with bi-fold, mirror fronted doors, housing rails and shelving. Ceiling light fitting, TV and telephone point.

BEDROOM TWO

A generously sized double bedroom. Ceiling light fitting, TV and telephone point.

BATHROOM

Fully tiled and fitted with suite comprising of a bath with over head shower, WC, vanity unit with wash basin, mirror above and shaver point. Wall mounted heated towel rail and emergency pull-cord.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge : £3,855.84 per annum (per financial year ending 28/02/2025)

LEASE INFORMATION

Lease Length: 125 years from 2009
Ground Rent: £888.91 per annum
ground Rent Review: Jan 2039

CAR PARKING

Car park spaces are available on a first come, first served basis at no additional cost. Subject to availability.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

