

BURGIN ATKINSON

& C O M P A N Y



23 Waterfields

, Retford, DN22 6RE

£80,000



Burgin Atkinsons Estate Agents are now in receipt of an offer for the sum of £78,000 for 23, Waterfields, Retford, Nottinghamshire, DN22 6RE

Anyone wishing to place an offer on the property should contact Burgin Atkinsons Estate Agents, Retford Enterprise Centre , Randall Way, Retford, Nottinghamshire, DN22 7GR telephone number 01777 712611 prior to exchange of contracts.

TWO BEDROOM TOP FLOOR APARTMENT - CHAIN FREE - SOUGHT AFTER LOCATION - LOUNGE AND KITCHEN - MAIN BATHROOM - MASTER BEDROOM WITH EN SUITE - PERFECT FIRST TIME BUY OR INVESTMENT - ALLOCATED PARKING - VIEWING ADVISED



Description

A well presented top floor flat located on the popular Waterfields development which is within close proximity to the popular market town of Retford and its wide range of services and amenities such as shops, market stalls, popular restaurants and pubs.

For those who wish to commute there is a rail link to London from Retford rail station in just 1hr 25 minutes as well as many other major UK cities. The A1 motorway is accessed in under 5 miles and the cities of Sheffield, Leeds, Lincoln and Nottingham are easily accessible by car. For families there is a wide range of good schools to choose from including highly regarded public and grammar schools.

The apartment benefits from two bedrooms including a master bedroom with en suite, a family bathroom, open plan lounge and kitchen, gas central heating, and allocated parking. The property overall is in a liveable condition and would be an ideal first time buy or investment.

Viewings are advised to appreciate the spacious feel of this apartment and its remarkable location.

Hallway

Intercom, storage cupboard and a central heating radiator.

Bedroom One 10'7" x 10'8" (3.25 x 3.26)

Double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two 6'9" x 9'4" (2.07 x 2.85)

Double glazed window, central heating radiator.

En suite 6'6" x 4'8" (1.99 x 1.43)

Fitted with a shower cubicle, wash hand basin and w.c.

Bathroom 6'6" x 5'8" (1.99 x 1.74)

Three piece suite and a central heating radiator.

Lounge 8'10" x 23'7" (2.70 x 7.20)

Two front facing double glazed windows, two central heating radiators.

Kitchen 7'6" x 8'11" (2.30 x 2.72)

Integrated gas hob and electric oven as well as washing machine, spotlights and an archway leading to the lounge.

General Remarks and Stipulations

Tenure and Possession: The Property is Leasehold.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising 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.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

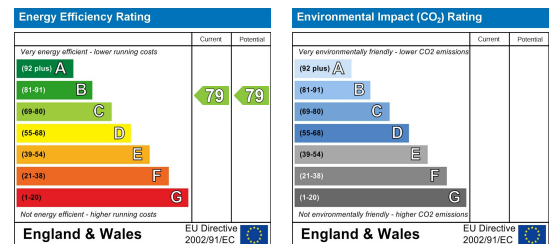
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.