

# BURGIN ATKINSON

& C O M P A N Y



## 33 Mill Bridge Close, Retford, Nottinghamshire, DN22 6FE

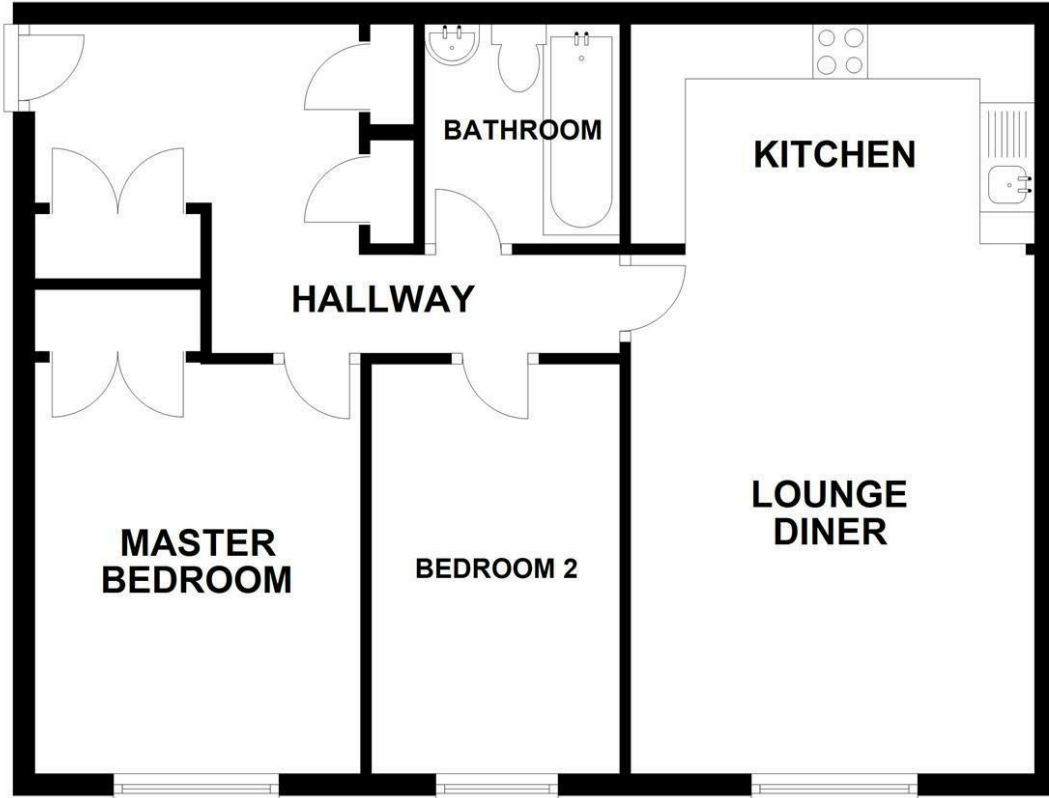
We are pleased to bring to the market this Ground floor 2 Bedroom apartment within close proximity to the train station and local amenities. The property comprises of 2 Bedrooms, Lounge, Kitchen with integrated appliances and Bathroom, The property benefits from intercom entry system, gas central heating and allocated parking space.

- 2 Bedroom Ground Floor Apartment
- Open Plan Living Space and Kitchen
- 2 Double Bedrooms
- 3 Piece Suite Bathroom
- Allocated Parking
- EPC - C

**£90,000**

# GROUND FLOOR

APPROX. 58.6 SQ. METRES (630.4 SQ. FEET)



TOTAL AREA: APPROX. 58.6 SQ. METRES (630.4 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>83</b>	<b>86</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>82</b>	<b>85</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	