

BURGIN ATKINSON

& C O M P A N Y



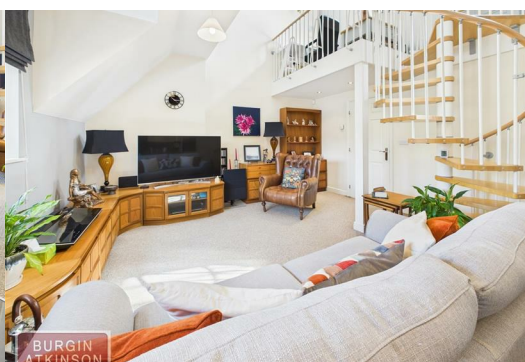
2 The Mews

London Road, Retford, DN22 7EB

Offers In The Region Of £165,000



TWO BEDROOM FIRST FLOOR APARTMENT - NO ONWARD CHAIN - OVER 55'S GATED DEVELOPMENT WITH ON SITE MANAGER - SPACIOUS OPEN PLAN LIVING AREA WITH CONTEMPORARY KITCHEN - TWO SIZEABLE BEDROOMS - MODERN BATHROOM WITH SHOWER CUBICLE - EPC : C



Description

We are delighted to present this Two Bedroom first floor apartment to the market, conveniently sited on a tranquil over 55's complex on the highly regarded London Road, Retford. Residents of the small development enjoy gated access, generous communal gardens for socialising and plentiful residential and visitor parking. Regular bus routes servicing the town ensure that Retford's amenities and leisure facilities are easily accessible.

This quaint property briefly comprises of a modern bathroom with shower cubicle and bath, open plan living room, contemporary kitchen with appliances, spiral stair case leading to a bedroom on a mezzanine floor and finally a second spacious bedroom.

Annual Maintenance Fee's - PAID QUARTERLY

1st January 2025 - £523

1st April 2025 - £523

1st July 2025 - £523

1st October 2025 - £523

Equalling £2,092.00 annually

To arrange a viewing, please give us a call on 01777 712611 today!

Kitchen/Living Area 14'8" x 22'8" (4.48 x 6.91)

Bathroom 10'5" x 10'6" (3.20 x 3.22)

Bedroom One 15'9" x 12'0" (4.82 x 3.68)

Bedroom Two/Mezzanine Floor 10'4" x 27'0" (3.16 x 8.24)

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 B.

Services: Mains water, electricity and drainage are connected along with a 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.

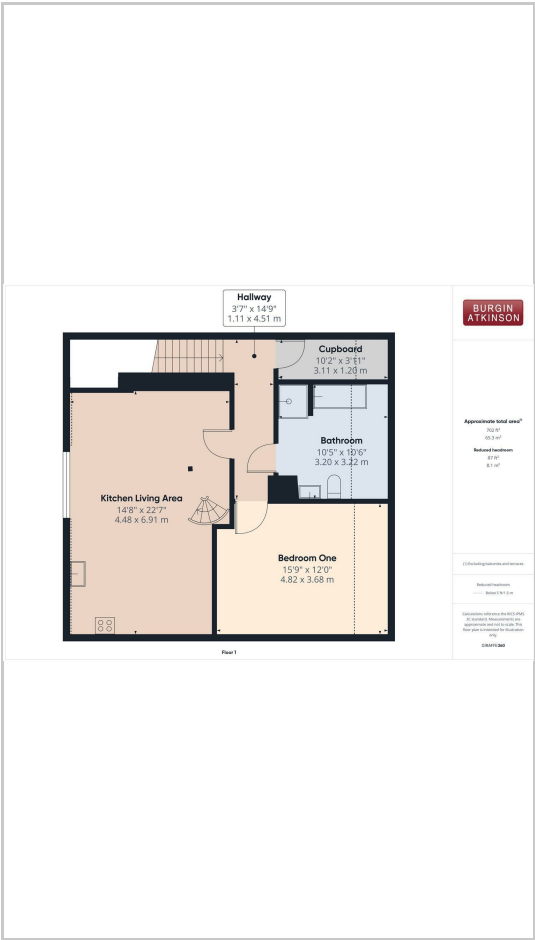
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

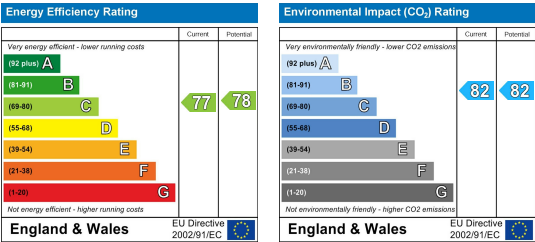
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.