



## 29 CHARTER COURT RETFORD, DN22 7ZA

**£209,995**  
**LEASEHOLD**

For sale is this beautifully presented two bedroom first floor luxury apartment on the McCarthy Stone retirement development. Situated in one of Retford's prime locations just off London Road, close to the market town centre, doctors surgery, train station, bus stop and local pubs. The property in brief comprises of an entrance hallway, beautiful, spacious living room, fitted kitchen, two double bedrooms and a recently fitted quality shower room. The property benefits from having stunning communal gardens where residents can enjoy serene surroundings. A dedicated house manager is on site to ensure the smooth running of the development. It also benefits from having a laundry room, communal kitchen and a spacious lounge which offers coffee mornings, bingo evenings and many more social events. The development has a guest suite which accommodates visiting friends and family for extended stays. Car parking is available and also has wheelchair access. Early viewing is essential of this 60 years plus luxury retirement development

**Kendra  
Jacob**

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# 29 CHARTER COURT

- TWO BEDROOM LUXURY FIRST FLOOR APARTMENT • MCCARTHY STONE RETIREMENT DEVELOPMENT 60 YEARS PLUS • SOUGHT AFTER MARKET TOWN OF RETFORD • SPACIOUS LIVING ROOM WITH FEATURED FIRE • WELL EQUIPPED KITCHEN • TWO DOUBLE BEDROOMS • RECENTLY FITTED SHOWER ROOM • LANDSCAPED GARDENS AND CAR PARKING • 24/7 CALL SYSTEM • WHEELCHAIR ACCESS

## ENTRANCE HALLWAY

Having an entrance door giving access to the beautifully decorated entrance hallway, access hatch to the loft space, wall mounted electric heater, large storage cupboard, intercom system and doors giving access to the living room, two bedrooms and a recently fitted shower room.

## LIVING ROOM

A beautifully decorated living room having a front facing UPVC double glazed window, coving to the ceiling, wall mounted electric heater, power points, TV point and the focal point of this room is a stone effect fireplace with an electric coal effect fire.

## KITCHEN

The kitchen has a range of wall and base units with complementary worksurfaces incorporating a stainless steel sink unit with mixer tap, fitted electric oven, four ring induction hob with an electric extractor fan set above space for fridge freezer, partly tiled to the walls, side facing UPVC double glazed window and vinyl floor covering.

## BEDROOM ONE

A spacious master bedroom, side facing UPVC double glazed window, fitted mirrored wardrobes to one wall, large walk-in storage cupboard, wall mounted electric heater and power points.

## BEDROOM TWO

Currently used as a dining room, front facing UPVC double glazed window, wall mounted electric heater and power points.

## SHOWER ROOM

A recently fitted shower room comprising of a double shower unit with a mains run shower, fixed shower seat and mermaid style splashbacks, vanity hand wash basin and a higher low flush WC, tiled to the walls, tile effect floor covering and an electric extractor fan.

## OUTSIDE

Outside are stunning communal gardens where residents can enjoy the serene surroundings, car parking and featured camera door system.

## AGENTS NOTE

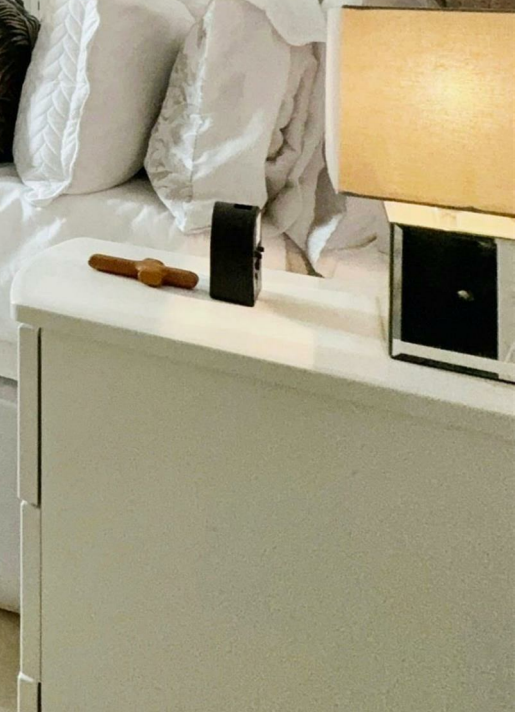
The developments offers a communal laundry, kitchen, lounge and a guest suite for visiting family and friends for extended stays.



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## ADDITIONAL INFORMATION

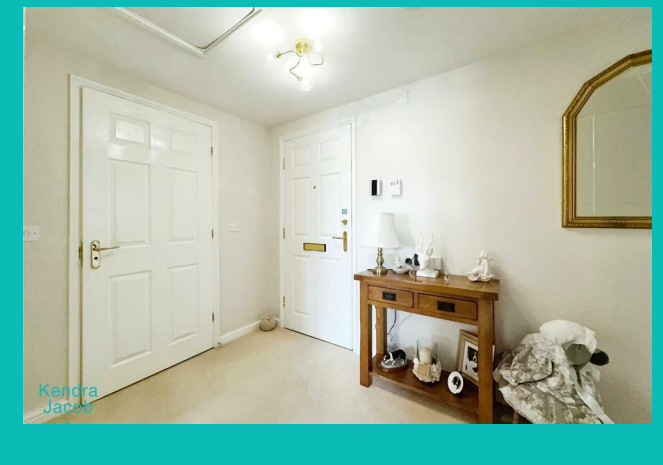
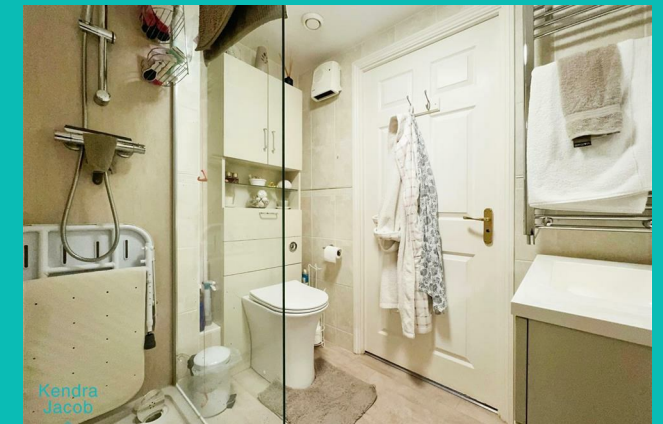
**Local Authority** – Bassetlaw

**Council Tax** – Band B

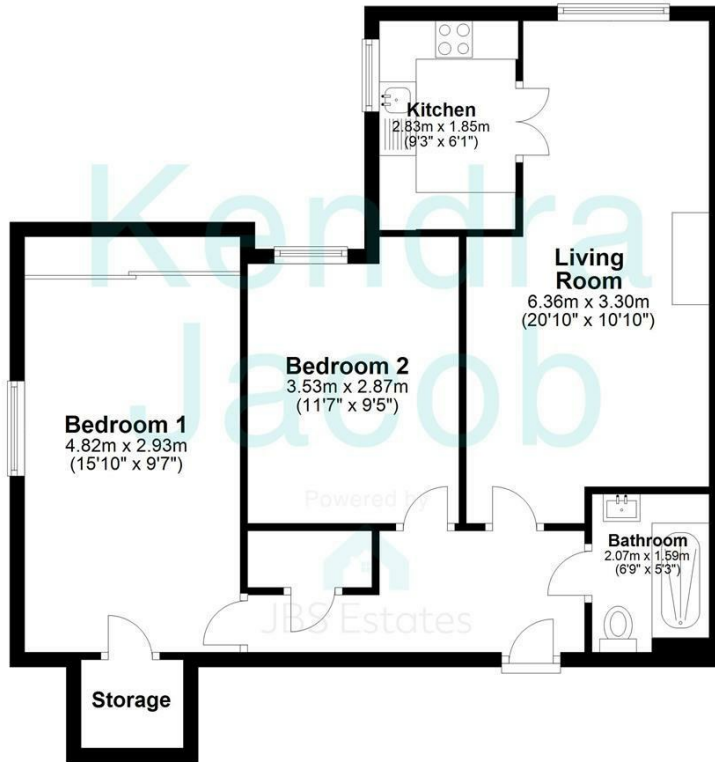
**Viewings** – By Appointment Only

**Floor Area** – 705.80 sq ft

**Tenure** – Leasehold



**Ground Floor**  
Approx. 65.6 sq. metres (705.8 sq. feet)



Total area: approx. 65.6 sq. metres (705.8 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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