



83 Mill Bridge Close, Retford, DN22
6FE



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£105,000



This ground-floor apartment on Mill Bridge Close is a great opportunity for those looking for an investment property. The apartment features two double bedrooms (one benefitting from en-suite shower room), a living kitchen and bathroom. The apartment also features an intercom entry system, an allocated parking space, and is conveniently located for accessing both the town centre and mainline railway station.





RECEPTION HALL

2.59m x 1.11m (8'6" x 3'7")

Panel radiator, two cloaks cupboards, upvc double glazed window to front aspect, wall mounted thermostat for the central heating, intercom entry system

LIVING AREA

4.43m x 3.97m (14'6" x 13'0")

A dual aspect reception room with uPVC double glazed windows to left and rear aspects, two double panel radiators, television and BT points, coving to ceiling, cloaks cupboard, archway leading into:

KITCHEN AREA

3.94m x 2.09m (12'11" x 6'11")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with tiled splashback. Appliances include a 'Lamona' fan-assisted oven, 'Hotpoint' four-ring gas hob with extractor hood above, and an integrated upright fridge-freezer. The kitchen also has space and plumbing for both a dishwasher and washing machine, 'Baxi' gas-fired combination central heating boiler, timber effect floor covering, uPVC double glazed window to front aspect, ceiling mounted downlights.

BEDROOM ONE

3.31m x 2.99m (10'11" x 9'10")

Upvc double glazed window to rear aspect, double panel radiator, fitted wardrobe units with hanging rails and shelving within.

EN-SUITE

2.02m x 1.50m (6'7" x 4'11")

Three-piece suite consisting of a shower enclosure with electric shower within, wash hand basin and a low-level flush w.c. Tiled walls to half height with tiled floor covering, ceiling-mounted downlights, and extractor fan.

BEDROOM TWO

3.30m x 2.84m (10'10" x 9'4")

Upvc double glazed window to rear aspect, panel radiator, fitted wardrobe unit with hanging rail and shelving within.

BATHROOM

2.17m x 2.10m (7'1" x 6'11")

Three-piece suite consisting of a panel bath, a low-level flush w.c. and a pedestal wash hand basin. Tiled walls to half

height with tiled floor covering, uPVC double glazed obscure window to front aspect, wall mounted extractor fan and shaver point, panel radiator.

PARKING

The apartment benefits from an allocated parking space.

COUNCIL TAX

Band A

TENURE

Leasehold - 999 years from May 2006. Service charge = £820 per annum. Ground rent = £170 per annum.

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

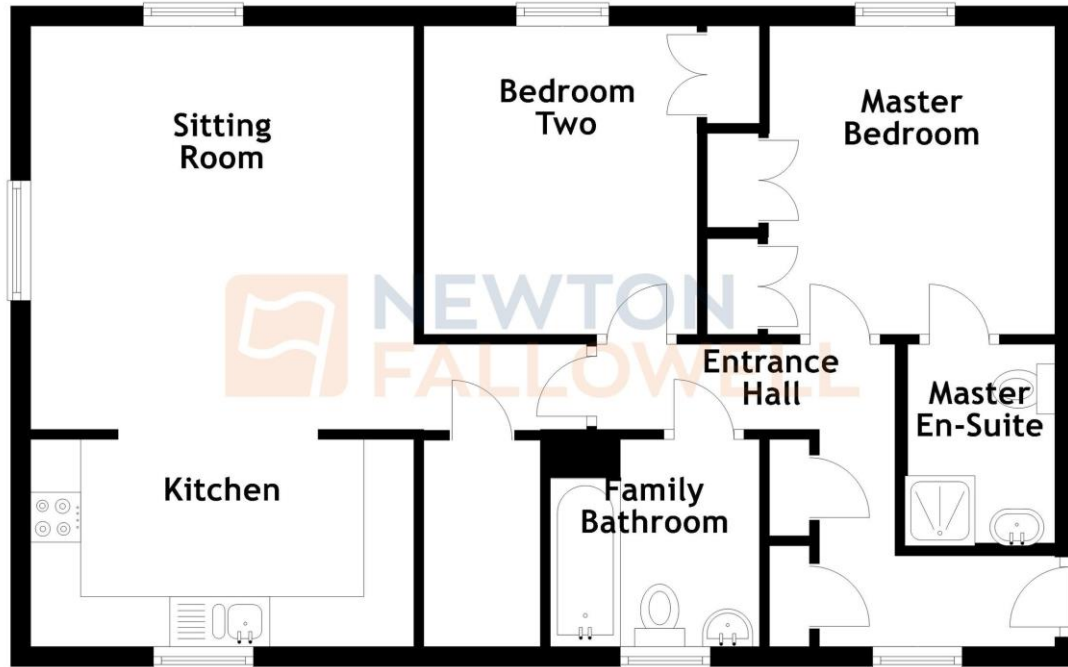
DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



Floorplan

Ground Floor



Total area: approx. 63.6 sq. metres (684.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



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