



53 Union Street, Retford,
DN22 6LB



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£125,000



This unique maisonette apartment is situated in the heart of Retford town centre, and offered for sale with no upward chain. The apartment boasts characterful features throughout and consists of a living kitchen, a mezzanine bedroom, a contemporary bathroom as well as a utility room and ample storage space. The apartment also features a useful garage providing off-road parking.



 **NEWTON
FALLOWELL**



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GARAGE 3.61m x 5.27m (11'10" x 17'4")

Electrically operated roller shutter door, power and light within, range of shelving, double glazed door.

RECEPTION HALL 1.72m x 3.63m (5'7" x 11'11")

Staircase leading to 1st floor, two double panel radiators.

CLOAKS CUPBOARD 1.2m x 1.67m (3'11" x 5'6")

Double panel radiator, tiled flooring.

UTILITY ROOM 1.2m x 3.77m (3'11" x 12'5")

Tiled flooring, double panel radiator, electric consumer unit, gas fired combination central heating boiler.

1ST FLOOR-LIVING KITCHEN 3.72m x 6.86m (12'2" x 22'6")

Double glazed window to front aspect, column style radiator, exposed beamwork to ceiling, exposed feature brick walls. The kitchen area is fitted with a range of base units consisting of cupboards under stone effect work surfaces. There is space and supply for an electric cooker, one and a half bowl sink and drainer, timber effect flooring, two double panel radiators, staircase leading to the bedroom as well as a 'Keylite' double glazed roof light to rear aspect.

PANTRY 0.67m x 1.81m (2'2" x 5'11")

Range of shelving, light within.

BATHROOM 1.21m x 3.75m (4'0" x 12'4")

Low level dual flush WC, wash hand basin with toiletry storage below, panel bath with mains fed shower above, column style radiator, double glazed roof light to rear aspect, decorative tiled flooring and tiled walls to half height.

MEZZANINE BEDROOM 3.51m x 3.6m (11'6" x 11'10")

Double glazed window to left aspect, double panel radiator, exposed beam work to ceiling and downlights.

TENURE

Freehold

COUNCIL TAX

Band A

SERVICES

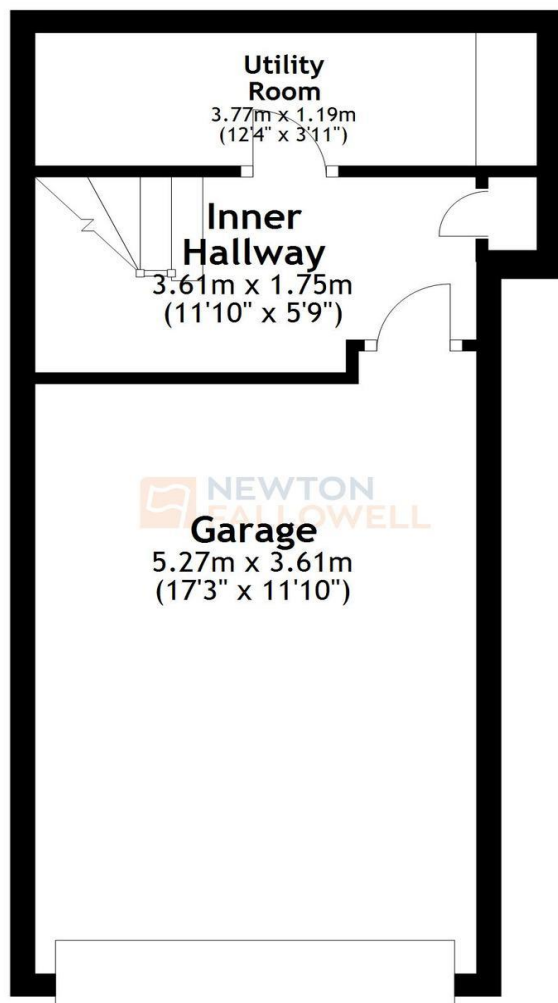
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DISCLAIMER

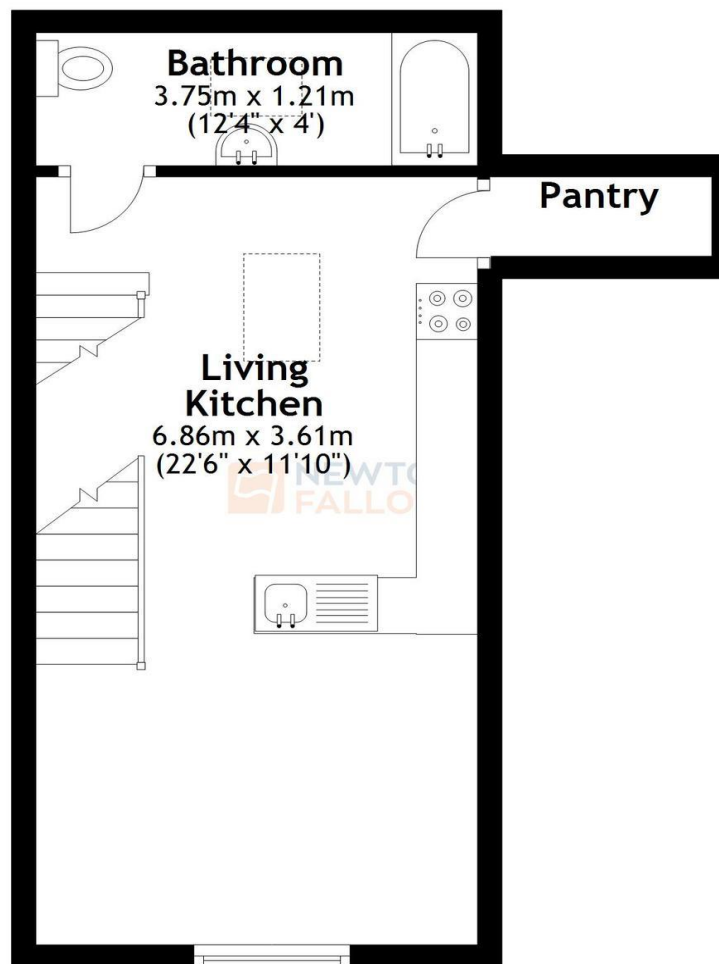
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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.



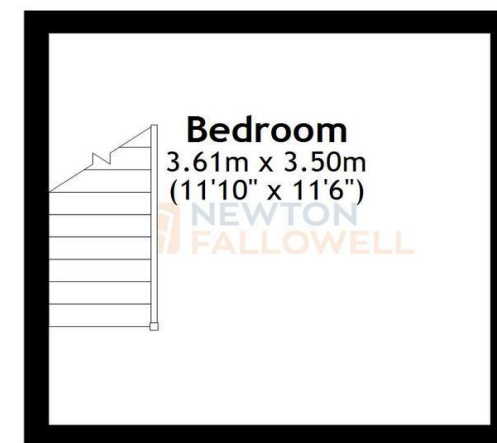
Ground Floor



First Floor



Mezzanine



Total area: approx. 74.5 sq. metres (802.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	77	
(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	
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