



Flat 2, 80-92 Moorgate,  
Retford, DN22 6RR





This is a one bedroom apartment located within easy walking distance of Retford town centre. Offered with a recently acquired lease extension to 125 years from May 2019, and no upward chain, the accommodation briefly consists of an entrance hall, a double bedroom, an open-plan living kitchen and a family bathroom. Furthermore, there is a parking area to the rear.

### ENTRANCE HALL

Timber entrance door, wall mounted electric consumer unit, doors leading to all accommodation, double panel radiator.

### KITCHEN 2.3m x 2.98m (7'6" x 9'10")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath granite style work surfaces with tiled splashbacks. Appliances include a 'Lamona' electric oven, 'Lamona' four ring gas hob with brushed stainless steel extractor hood above, space and plumbing for washing machine, space and supply for the under-counter fridge, uPVC double glazed window to rear aspect, timber effect vinyl floor covering.

### SITTING ROOM 3.4m x 3.82m (11'2" x 12'6")

Two uPVC double glazed windows to front aspect, television point, double panel radiator.

### BEDROOM 2.39m x 3.78m (7'10" x 12'5")

Upvc double glazed window to front aspect, double panel radiator, cupboard housing 'Britony' gas-fired combination central heating boiler.

### BATHROOM 1.89m x 1.96m (6'2" x 6'5")

Fitted with a three-piece suite consisting of a panel bath with chrome mixer tap and handheld

shower attachment, pedestal wash hand basin with chrome mixer tap and a low-level dual flush w.c. Double panel radiator, uPVC double glazed obscure window to rear aspect, tile effect vinyl floor covering.

### GARDENS & GROUNDS

The apartment is accessed via an access door to the rear of the building; this door leads to a communal hall which accesses flats 2, 3, 5 & 6. A staircase leads to the first floor where the apartment is accessed.

### COUNCIL TAX

Band A

### TENURE

125-year term commencing on 1 Jan 2019.

### 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.



