



14 Carolgate Court, Retford, DN22  
6BJ



# £110,000

2 2 1

Situated on the first floor of 14 Carolgate Court, this well-maintained apartment offers convenient living in a prime town-centre location. The open-plan kitchen and living area is a bright, inviting space, perfect for relaxing or entertaining while enjoying the picturesque canal side views. The property boasts two spacious bedrooms, one of which benefits from its own en-suite, providing a private retreat. Additionally, the main bathroom is complete with a panel bath and shower, while the apartment also includes a valuable allocated parking space. This home is ideally suited for those seeking a low-maintenance, secure, and well-connected property.





## Entrance Hallway

The entrance hallway has a storage cupboard and an electric storage heater.

## Kitchen/Living/Dining Area 6.42m x 4.34m (21'1" x 14'2")

The kitchen is equipped with a four-ring electric hob, a fan-assisted oven, and wall-mounted cupboards. It also has space and plumbing for a freestanding washing machine, space for a small fridge, and a sink with a drainer and a mixer tap. The living area features four double-glazed windows with a riverside view, a TV point, and electric storage heaters.



## Bedroom One 3.36m x 3.28m (11'0" x 10'10")

This bedroom has a double-glazed window to the front

aspect, floor-to-ceiling fitted storage, and a TV point.

## En-suite

The en-suite includes a quadrant shower, a W.C., a wall-mounted electric heater, and a washbasin on a pedestal.

## Bedroom Two 3.36m x 2.35m (11'0" x 7'8")

This room has a double-glazed window to the front aspect, an electric wall-mounted radiator, and large storage wardrobes.

## Bathroom 2.15m x 1.98m (7'1" x 6'6")

The main bathroom has a panel bath with a mixer tap and shower attachment, a wall-mounted heated radiator, a washbasin on a pedestal with a mixer tap, and a W.C.



## Additional information

Lease - 123 years

Lease charge - £80  
per calendar month

Ground rent - £50 per  
annum

Service fee - £880 per  
annum

## 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. Any site measurements given are subject to site survey.



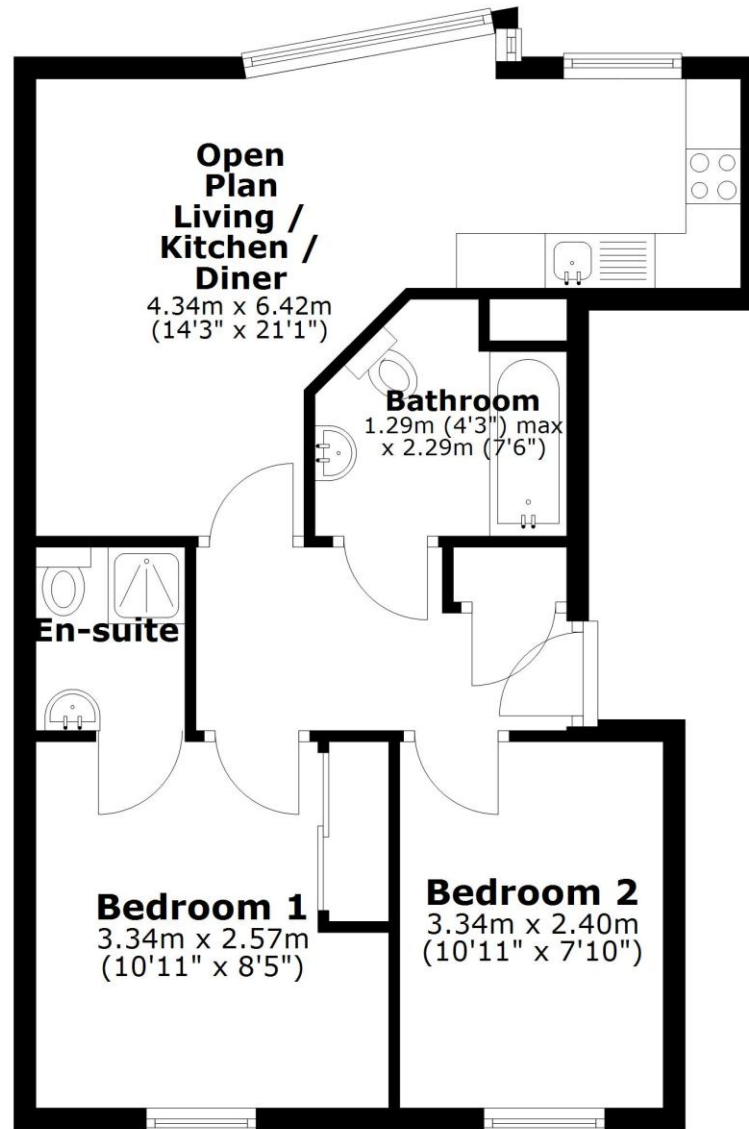
## Services

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.

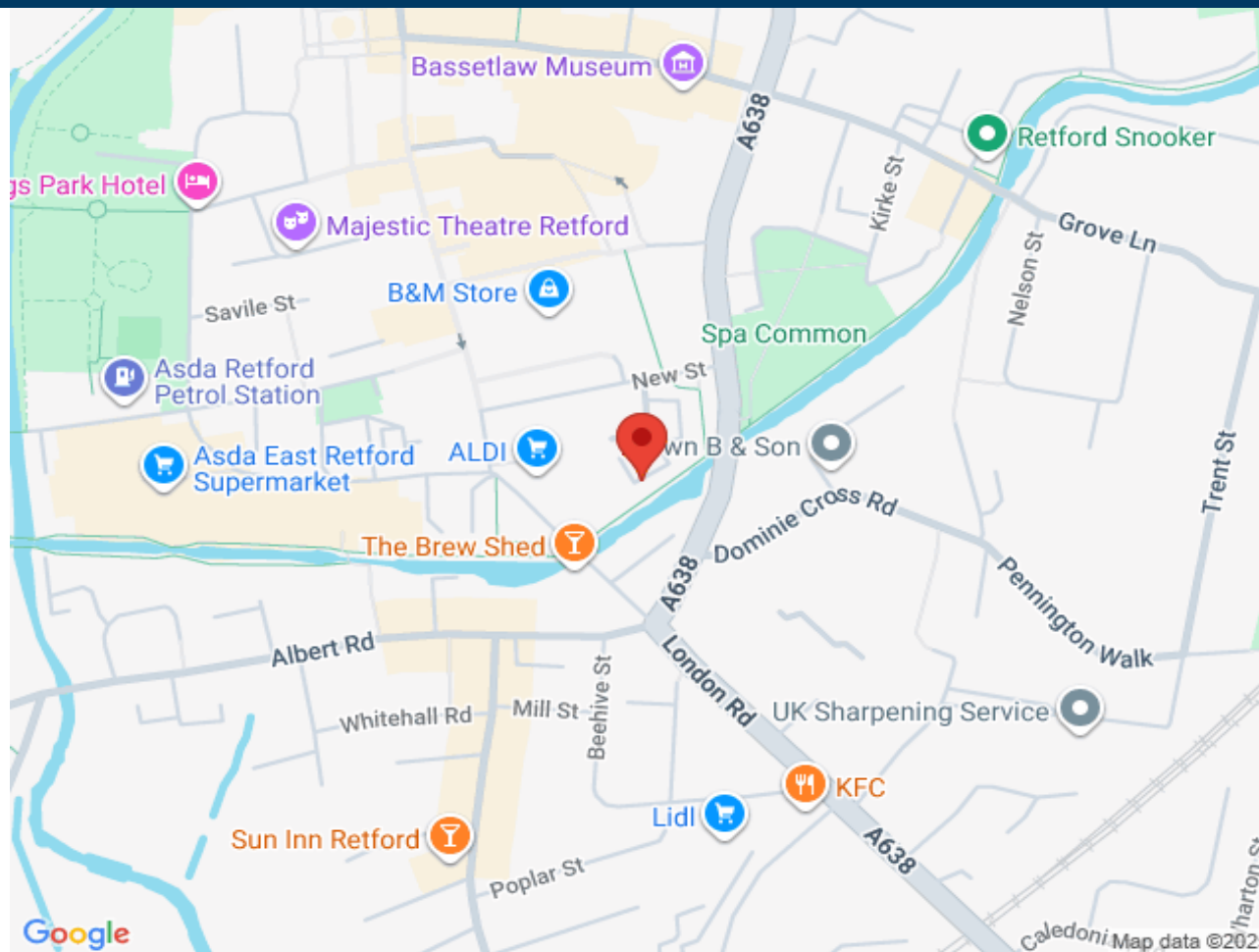


## Apartment

Approx. 51.8 sq. metres (557.2 sq. feet)



Total area: approx. 51.8 sq. metres (557.2 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      | 86 B    | 86 B      |
| 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>      |         |           |