



4 Wellesley Court, Retford, DN22
6RG



£100,000



This attractive two-bedroom ground-floor apartment in Wellesley Court offers modern, easy living with excellent access to the town centre and local amenities. The interior features a well-equipped modern kitchen with integrated appliances, including an oven and fridge/freezer, and a comfortable lounge with carpet throughout. Both bedrooms benefit from TV points, and the entrance hall houses the essential Ideal Combi boiler. Externally, the property provides the convenience of allocated parking for one car.





Entrance Hall

Access is gained off the main road via a UPVC door with a matching side light above. The hall includes a single panel radiator and houses the Ideal Combi boiler.

Lounge 4.68m x 3.87m (15'5" x 12'8")

A comfortable space featuring a TV point, a double-glazed window, a double panel radiator, and carpet throughout.

Kitchen 2.87m x 2.76m (9'5" x 9'1")

The modern kitchen is equipped with a double-glazed window to the front aspect and a UPVC door with a side light. It includes a bowl and a quarter sink with a mixer tap, an integrated electric fan-assisted oven, a four-ring gas hob, space for a washing machine, an integrated fridge freezer, and a double panel radiator.

Bedroom One 3.72m x 2.85m (12'2" x 9'5")

Features a double-glazed window to the front aspect, a single panel radiator, and a TV point.

Bedroom Two 3.53m x 2.85m (11'7" x 9'5")

Includes a double panel radiator, a double-glazed window to the front aspect, and a TV point.

Bathroom 1.66m x 2.64m (5'5" x 8'8")

The well-appointed bathroom comprises a single panel bath with wall-mounted shower controls and showerhead, a dual-flush WC, and a wash handbasin mounted on the wall. It also includes a double panel radiator.

External Features

The property benefits from allocated parking for one car, which is accessible from the rear of the property.

Leasehold Information:

The property is held under a 99-year lease of which there is 81 years remaining. Service charge is £1330.

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.

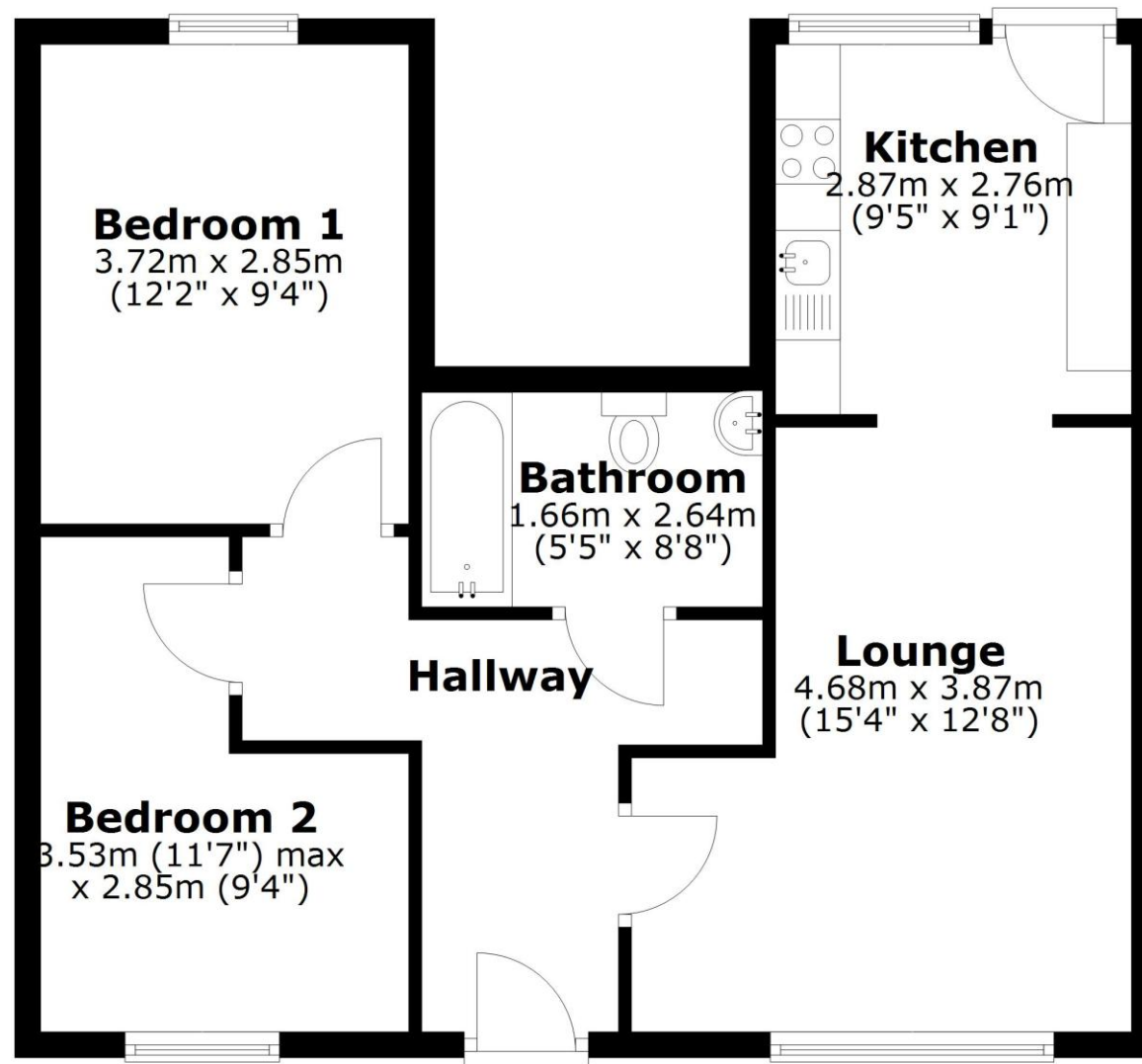
Services

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.

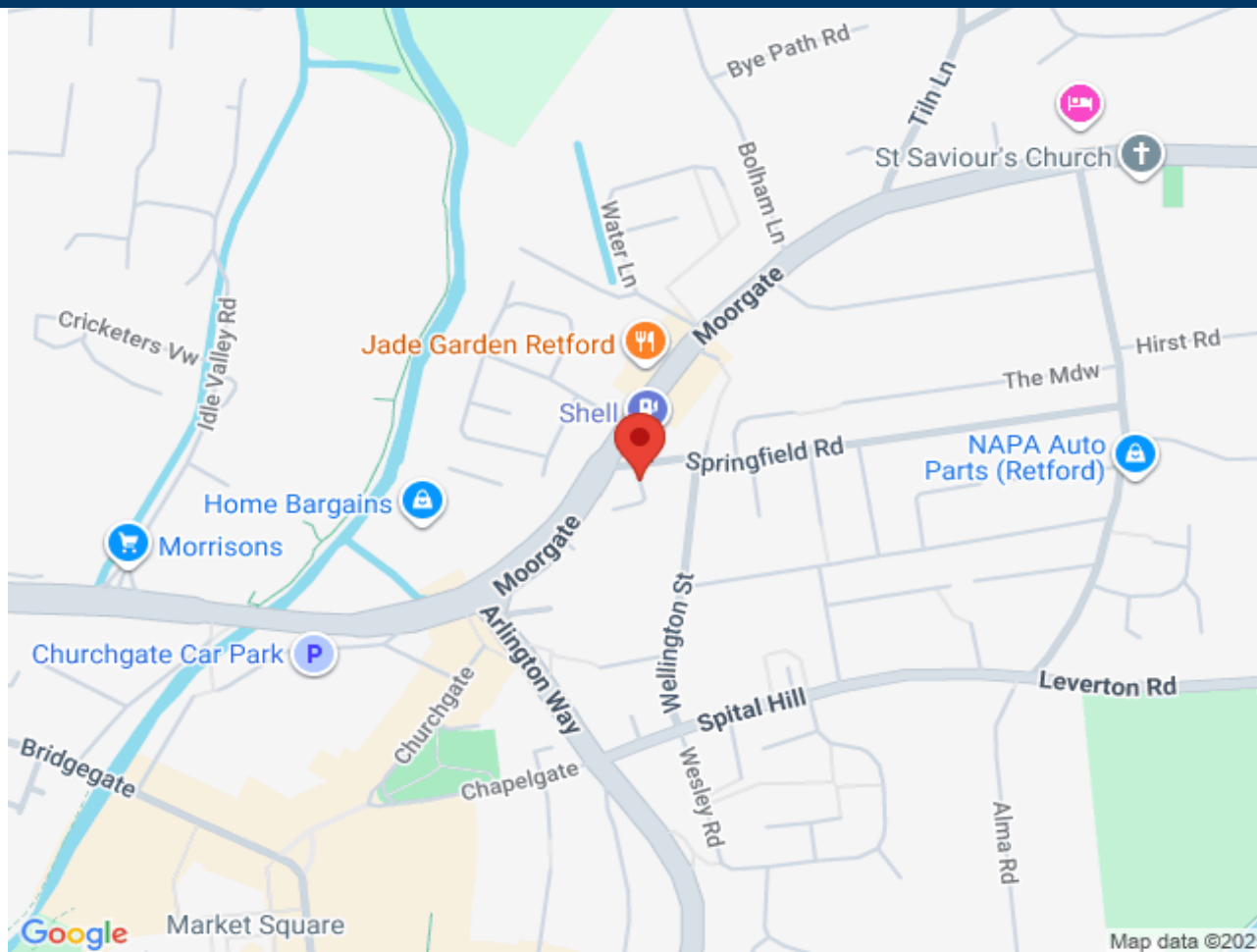


Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



Total area: approx. 56.5 sq. metres (608.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		