



94, Waterfields, Retford, DN22 6RE



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£98,000



KEY FEATURES

- NO UPWARD CHAIN
- SITUATED ON THE FIRST FLOOR
- OPEN PLAN KITCHEN LIVING ROOM
- TWO BEDROOMS
- BATHROOM
- ALLOCATED PARKING SPACE
- EPC RATING B
- LEASEHOLD





Act quickly! Offered at a price substantially below similar properties, this well-presented first floor flat is a tempting opportunity for first time buyers or buy to let investors.. The spacious open plan kitchen living room gives a contemporary design and provides flexibility for both relaxing and entertaining. The clever layout has a hallway with doors leading off to the individual rooms, giving an extra feel of space, continued in the two well-proportioned bedrooms. The bright bathroom also has a shower over the bath with glass shower screen. Overall, this home delivers practical and comfortable living accommodation on a popular development in close proximity to both the Retford town centre and scenic walks along the nearby River Idle, home to various wildlife species.

The property is enhanced by gas central heating and double glazing. Further convenience is provided by allocated parking, simplifying parking for residents. Offered with no upward chain, the purchase process can be as straightforward as possible for prospective buyers. The tenure of the property is leasehold and has a current EPC rating of 'B'.

Local area

Retford, Nottinghamshire, is a well-connected market town in the East Midlands, renowned for its combination of traditional charm and modern amenities. Residents benefit from access to a variety of local shops, supermarkets, and services, as well as public transport links to regional destinations. The area is noted for its green spaces, recreational facilities, and community atmosphere, offering an appealing setting for a range of buyers. The location's proximity to the town centre ensures that essential amenities are conveniently close by.

Entrance Hallway

Features a convenient storage cupboard and a double panel radiator. Doors lead off to all of the individual rooms.

Lounge Diner 5.27m x 3.73m (17'4" x 12'2")

A bright, combined living space featuring a double-glazed window and two double panel radiators. The area is carpeted throughout and includes a TV point.

Kitchen Area 2.87m x 2.03m (9'5" x 6'8")

Equipped with a four-ring gas hob and an integrated electric oven. Features a bowl-and-a-quarter sink with drainer and mixer tap. Includes space and plumbing for a washer dryer and a freestanding fridge freezer. The Ideal Combi boiler is situated in the kitchen also.

Bedroom One 2.84m x 3.23m (9'4" x 10'7")

Features fitted wardrobes, a single panel radiator, and a double-glazed window. Includes a TV point. Comfort throughout.

Bedroom Two 2.44m x 3.44m (8'0" x 11'4")

Features a double-glazed window, a single panel radiator, and is carpeted throughout.

Bathroom 2.05m x 1.86m (6'8" x 6'1")

Includes a panel bath with a wall-mounted shower head and shower controls, a wash hand basin on a pedestal with a mixer tap, and a dual flush WC. Features a single panel radiator.

Parking

Single allocated parking space with the property.

Leasehold information and fees

Length of lease:	125 years	(from 2004)
Ground rent:	£200	per annum
Service charges: £589.18 paid twice per annum		

Disclaimer

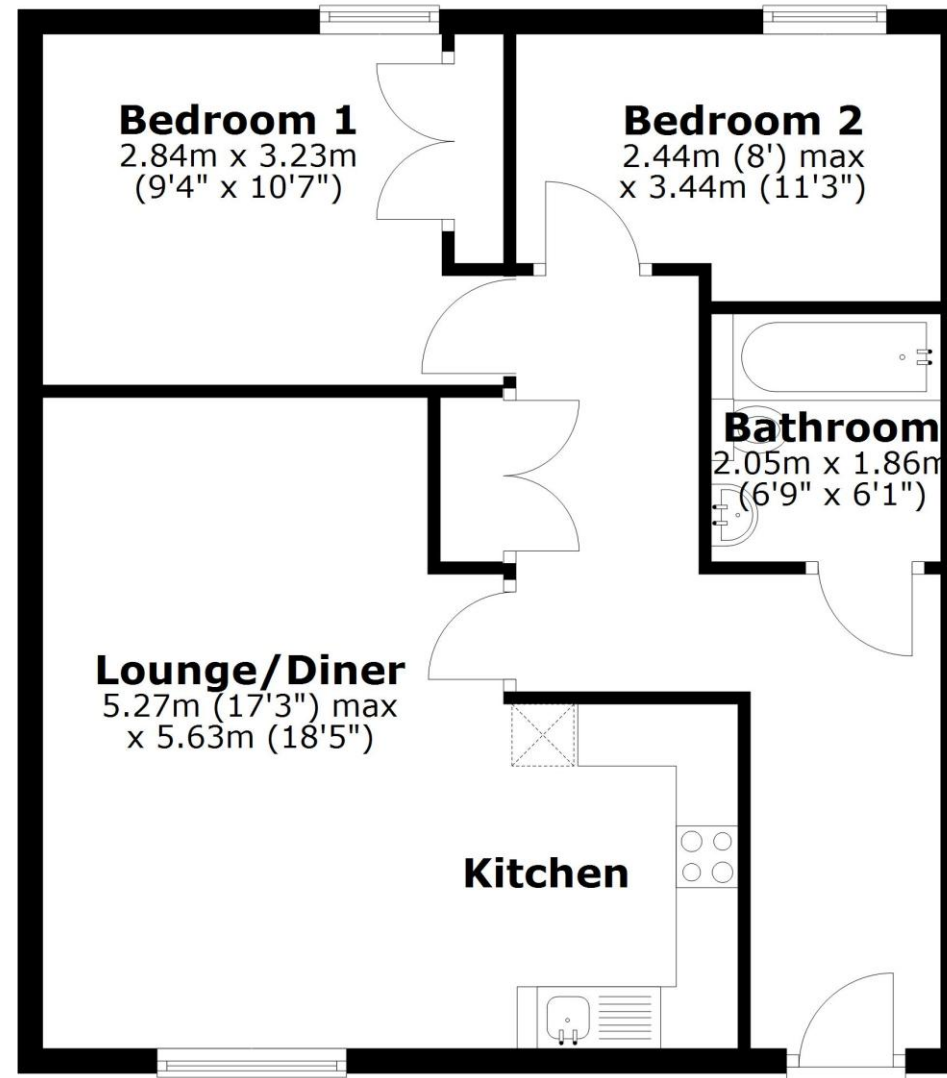
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars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

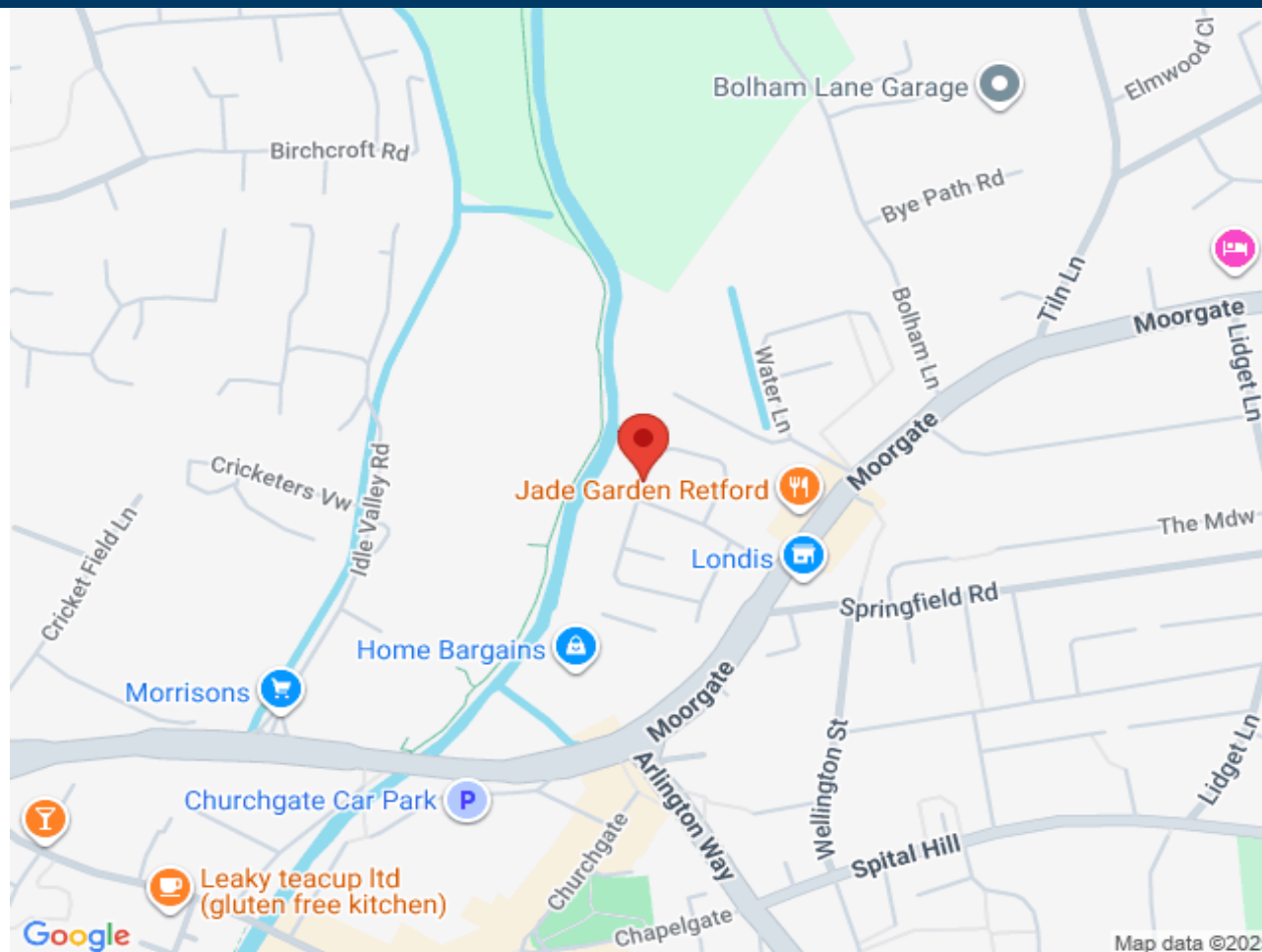
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

Ground Floor

Approx. 60.5 sq. metres (651.6 sq. feet)



Total area: approx. 60.5 sq. metres (651.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		