



**The Old Mill Station Road, Ranskill, Retford DN22 8LE**





**welcome to**

**The Old Mill Station Road, Ranskill, Retford**

This substantial apartment would lend itself to many buyers including a First Time Buyer, Buy To Let Landlord or even a lock up and leave property as maintenance is to a minimum.

Accessed by a private gated driveway the apartment has an outside seating area and parking to a designated area.



## Overview

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Viewings by appointment, please contact W H Brown for arrangements.

## Lounge - Diner

18' 5" x 15' 7" max ( 5.61m x 4.75m max )

This substantial room has both a front facing window and access door, high ceilings and plenty of space. Useful walk in storage and cloak cupboard.

## Bedroom

15' 5" x 10' 11" ( 4.70m x 3.33m )

Double Bedroom with a wide range of fitted wardrobes with plenty of storage. Rear facing double glazed window.

## Kitchen

11' 8" x 10' 3" ( 3.56m x 3.12m )

Having plenty of storage to the recently fitted units, appliances comprise of an electric hob with extractor and an electric oven, washing machine and space for a tall fridge/freezer. Wood effect worksurfaces extending to a breakfast bar and having splashback tiling above.

Recessed lights to the ceiling and a rear facing double glazed window.

## Bathroom

With both a bath and a shower cubicle with an electric shower inset, wash hand basin and low flush wc.

## External

Accessed by electric gates into the shared access with parking to the courtyard and a designated outdoor seating area.

Costs are covered and shared by all residents for the maintenance of the gates at £100.00 p/a for 2025.

## Agents Note

Agents Note; The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a Draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.



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## **The Old Mill Station Road, Ranskill Retford**

- No Chain & Vacant Possession
- Recently Renovated to a High Standard
- Impressive Sized Accommodation, High Ceilings
- Double Bedroom Fitted Wardrobes
- Newly Installed Kitchen 2025

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 300.00

Ground Rent: 100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £144,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107738 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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