



Hunter Grove, Torworth Retford DN22 8NW

welcome to

Hunter Grove, Torworth Retford

Spacious ground floor apartment. High specification kitchens & bathrooms, high ceilings, landscaped communal garden, electric car charging point and high speed fibre broadband!



Communal Entrance Hall

Entered via a composite door to the front plus a composite door to the rear which leads to a garden area and parking.

Hallway

With a central heating radiator, Herringbone oak effect LVT flooring, fitted storage cupboards and an intercom point.

Kitchen

13' 5" Max x 12' 5" Plus Recess (4.09m Max x 3.78m Plus Recess)

Fitted with a range of High Specification Mullan Shaker Units with 40mm Arctic marble laminate worktop and a white Quartz composite sink with chrome taps. Bosch appliances as standard (hob, extractor, oven, 50/50 integrated fridge/freezer and a dishwasher) Plumbing for a washing machine, front facing double glazed window, Herringbone oak effect LVT flooring, spotlights to the ceiling, wall mounted TV point and an understairs storage cupboard.

Lounge Diner

10' Plus x 17' 6" Max (3.05m Plus x 5.33m Max)

Front facing double glazed bay window, Herringbone Oak effect LVT flooring, central heating radiator, wall mounted TV point and an oak internal door.

Bedroom One

13' 7" Max x 11' 3" Plus Recess (4.14m Max x 3.43m Plus Recess)

Two rear facing double glazed windows, wall mounted TV point, central heating radiator, oak internal door and fitted with high quality carpet.

Bedroom Two

12' 6" x 10' 2" Plus Recess (3.81m x 3.10m Plus Recess)

Two rear facing double glazed windows, wall mounted TV point, central heating radiator, oak internal door and fitted with high quality carpet.

Bathroom

Fitted with a spa bath with mixer taps plus a thermostatic rainfall shower above, wash hand basin and w.c. Chrome towel rail, partially tiled walls and fully tiled floors and an oak door.

Communal Garden

All the apartments will have access to an exclusive low maintenance communal garden which is slabbed and edged with a shrub border.

Parking

Two allocated spaces per dwelling including one electric vehicle charging point per dwelling

Location

Hunter Grove is conveniently located near a number of amenities and local towns, ensuring that you would never be too far away from a service you need, including a number of highly rated schools and academies.

There is a convenience store and local pub only half a mile away at Ranskill. Blyth is just over 2 miles away and has a Doctor's surgery, shop, pubs and take away restaurants. Then there is Harworth, which has similar amenities as well as a large Asda and Aldi supermarket is just 4.4 miles away.

Bawtry is just 3.8 miles away and is a thriving market town with an abundance of exclusive boutiques, bars and restaurants.

You also have Retford, which is a flourishing market town only 4.8 miles away, and in addition to the usual town centre shops and services, it has two theatres, a sports centre and the beautiful and centrally located Kings Park & Gardens. Additionally, there is a train station with direct trains to London Kings Cross, which has a journey time of just 1hr 15mins.

In terms of other transport links, the A1 is just 1.3 miles away; the M18 is 12.5 miles and Doncaster

Airport is only 8.8 miles away Hunter Grove is therefore situated in a highly desirable location for first time buyers, professionals, couples and growing families.

Other Specification

Brushed steel sockets
High speed Fibre Broadband available
Intercom
High ceilings

Tenure

All apartments are leasehold and are within the responsibility of a management company, the management company will be owned and managed by the owners of all 4 apartments. The management company will be transferred to all four apartment owners upon completion.

Warranty

10 year building guarantee from Advantage Home Construction insurance (AHCI)



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welcome to

Hunter Grove, Torworth Retford

- Two bedroom ground floor apartment
- High specification kitchen and bathroom with Whirlpool bath
- Deceptively spacious living accommodation with high ceilings
- High speed fibre broadband available and intercom system
- Access to communal garden

Tenure: Leasehold EPC Rating: Exempt

offers in the region of

£165,000



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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.



Property Ref:
RFD107628 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



Please note the marker reflects the postcode not the actual property



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