



**Carolgate Court, Retford DN22 6BJ**

**welcome to**

**Carolgate Court, Retford**

This is a well maintained and presented two double bedroom apartment, ideally positioned on the banks of the Chesterfield Canal. Situated to the very edge of the town centre with many amenities on your doorstep.



### **Communal Entrance**

Intercom access.

### **Entrance Hall**

Intercom, electric heater, loft access and an airing cupboard.

### **Open Plan Lounge And Kitchen**

15' 5" max x 22' 3" max ( 4.70m max x 6.78m max )

The lounge area has two rear facing double glazed windows, electric heater and laminate flooring. The kitchen area is fitted with cream wall and base units with worksurfaces and a stainless steel sink and drainer. Integrated gas oven and hob with an extractor above, space for a fridge, plumbing for a washing machine, tiled splashback and flooring and kickboard heating.

### **Bedroom One**

10' 8" x 11' 1" ( 3.25m x 3.38m )

Double glazed velux window, fitted wardrobes, TV and telephone point and an electric heater.

### **Bedroom Two**

10' 9" x 7' 8" ( 3.28m x 2.34m )

Double glazed velux window, TV a point and an electric heater.

### **Bathroom**

Fitted with a three piece suite in white with a shower above, tiled splashbacks and flooring, extractor fan, electric heater and a mirror light with a shaver point.

### **Parking**

One allocated parking space.



***view this property online*** [williamhbrown.co.uk/Property/RFD109534](http://williamhbrown.co.uk/Property/RFD109534)



welcome to

## Carolgate Court, Retford

- Offered with NO UPWARD CHAIN
- Two double bedroom upper floor apartment
- Modern apartment complex on the banks of the Chesterfield Canal
- Washing machine and fridge included
- A great buy to let with a good rental yield

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £105,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RFD109534](https://www.williamhbrown.co.uk/Property/RFD109534)



Property Ref:  
RFD109534 - 0004

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.

  
william h brown



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



10-12 Grove Street, RETFORD,  
Nottinghamshire, DN22 6JR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)