



Waterfields, Retford DN22 6RE

welcome to

Waterfields, Retford

We advise that an offer has been made for the above property in the sum of £80,000

Any persons wishing to increase on this offer should notify Agent of their best offer prior to exchange of contracts



Communal Entrance

Intercom access and stairwell leading to the upper floors.

Entrance Hall

Central heating radiator and a storage cupboard.

Open Plan Kitchen And Lounge

22' 4" max x 13' 9" (6.81m max x 4.19m)

The kitchen area is fitted with wall and base units with worksurfaces and a sink and drainer. There is an integrated gas hob with an extractor above and an integrated oven. Plumbing for a washing machine and space for a fridge freezer, splashback tiling, laminate flooring and a double glazed window. The lounge has two double glazed windows and a central heating radiator.

Bedroom One

8' 8" x 12' into recess (2.64m x 3.66m into recess)

Double glazed window, built in wardrobes, TV point and a central heating radiator

Bedroom Two

6' 3" x 11' 5" (1.91m x 3.48m)

Double glazed window, telephone point and a central heating radiator

Bathroom

Bath with a shower above, wash hand basin and a w.c. Splashback tiling, central heating radiator and a double glazed window.

Parking

Allocated parking



view this property online williamhbrown.co.uk/Property/RFD108932



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Waterfields, Retford

- Modern two bedroom second floor apartment
- Intercom communal access
- Entrance hall, open plan lounge and kitchen
- Ideally positioned allowing views of the River Trent
- Close proximity to Retford town centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1300.62

Ground Rent: 200.00

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.

£85,000



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Property Ref:
RFD108932 - 0010

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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