



Wellesley Court, Retford DN22 6RG

welcome to

Wellesley Court, Retford

****NO UPWARD CHAIN**** Investor or first time buyer opportunity. Ground floor two bedroom flat with kitchen, lounge and bathroom and one allocated parking space. Located within walking distance of Retford town centre.



Entrance Hall

Laminate flooring and double glazed front door.

Lounge

9' 5" extending to 12' 9" x 15' 3" (2.87m extending to 3.89m x 4.65m)

Laminate flooring and double glazed window to the front.

Kitchen

9' 7" x 8' 10" into recess (2.92m x 2.69m into recess)

Fitted with wall and base units, complementary work surfaces, tiled splash back and 1 1/2 stainless steel sink and drainer unit. Electric oven and gas hob with extractor above and plumbing for washing machine. Central heating radiator, double glazed window to the rear and double glazed door.

Bedroom One

8' 10" into recess x 13' 3" (2.69m into recess x 4.04m)

Laminate flooring, central heating radiator and double glazed window.

Bedroom Two

9' 2" into recess x 11' 9" (2.79m into recess x 3.58m)

Laminate flooring, central heating radiator and double glazed window.

Bathroom

Fitted with wc, wash hand basin and bath with shower above. Tiled splash back, extractor fan and central heating radiator.

Parking

Allocated parking space.



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Wellesley Court, Retford

- ****NO UPWARD CHAIN****
- Ideal investment or first time buyer property
- Two double bedroom ground floor flat
- Allocated parking space
- Walking distance to town centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 109.45

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109897 - 0003

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.

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