









welcome to

Mill Bridge Close, RETFORD

Ideal Investor or first time buyer opportunity. Second floor one bedroom flat with kitchen, lounge and bathroom and one allocated parking space. Located within walking distance of Retford town centre.













Entrance Hall

Intercom system and three storage cupboards.

Lounge

12' x 13' (3.66m x 3.96m)

Central heating radiator and double glazed patio doors.

Kitchen

6' 5" x 10' 11" (1.96m x 3.33m)

Fitted with wall and base units, complementary work surfaces, tiled splash back and sink and drainer unit. Electric oven, gas hob and central heating boiler. Central heating radiator, spotlights to the ceiling and double glazed window to the side.

Bedroom One

13' 4" plus recess x 8' 5" (4.06m plus recess x 2.57m) Fitted wardrobes, central heating radiator and two double glazed windows.

Bathroom

Fitted with wc, wash hand basin and bath with shower above. Extractor fan and spotlights to the ceiling.

Parking

One allocated parking space.





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Mill Bridge Close, RETFORD

- One bedroom second floor flat
- Investor or first time buyer opportunity
- One allocated parking space
- Positioned on the popular development to the fringes of Retford town
- Walking distance to town centre

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£82,000





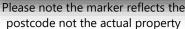
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Property Ref: RFD109811 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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