



3 Hollymount, Retford, DN22 6BF



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£160,000

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KEY FEATURES

- PERIOD FIRST FLOOR APARTMENT
- TWO SPACIOUS BEDROOMS
- EXCEPTIONAL LOUNGE DINER
- FITTED KITCHEN
- FAMILY BATHROOM AND ENSUITE
- PERIOD FEATURES THROUGHOUT
- EPC RATING TBC
- SHARE OF FREEHOLD





Elegant Two-Bedroom Period Apartment with Garage & Share of Freehold

No Upward Chain | Guide Price: [Insert Price] | Council Tax Band: B

Step into a perfect blend of historic charm and modern convenience with this stunning first-floor period apartment. Boasting soaring 11'2" ceilings, exquisite original character, and the rare bonus of both an allocated parking space and a private garage, this property offers an exceptional lifestyle opportunity. Located just moments from local amenities, it is ideal for professionals, downsizers, or those seeking a premium investment.

Key Highlights

Historic Elegance: Ornate moldings, dado rails, and traditional Georgian-style double-glazed sash windows.

Turn-Key Ready: Sold with no upward chain for a smooth, stress-free purchase.

Superb Perks: Single garage,

dedicated parking space, and beautifully landscaped communal gardens.

Peace of Mind: Shared freehold with a highly desirable long lease (999 years from 2005) and a low service charge of just £60/month.

The Grand Entrance

The experience begins in the commanding communal entrance hall, featuring a secure intercom system and an elegant staircase that rises to the first-floor landing.

Lounge/Diner 4.45m x 5.99m (14'7" x 19'8")

The heart of the home is this breathtakingly spacious lounge and diner. Flooded with natural light through traditional Georgian-style sash windows, the room is defined by its spectacular 11'2" ceilings and intricate ornate mouldings. A stove-style fireplace with a marble-effect hearth creates a warm, sophisticated focal point.

Kitchen 3.73m x 2.36m (12'2" x 7'8")

A beautifully appointed kitchen featuring modern spotlights, warm laminate flooring, and premium integrated Neff appliances (including a gas hob, electric oven, extractor, dishwasher, and fridge-freezer). The country-style wall and base units are perfectly complemented by roll-top work surfaces and a classic sash window.





Bedroom One 2.86m x 3.78m (9'5" x 12'5")

A peaceful retreat complete with custom fitted wardrobes and a traditional sash window.

En-suite 1.66m x 1.66m (5'5" x 5'5")

The private en-suite features a crisp white suite, including a dedicated shower cubicle, wash hand basin, and WC.

Bedroom Two 2.77m x 2.92m (9'1" x 9'7")

A versatile, well-proportioned second double bedroom featuring a traditional sash window and a characterful wall alcove—perfect for a guest room or a home office.

Bathroom 1.74m x 2.05m (5'8" x 6'8")

The main bathroom is tastefully finished with neutral splashback tiling and a classic white suite, including a panel bath, pedestal wash hand basin, and low-flush WC.

Inner Hallway

A central hallway equipped with practical built-in airing and storage cupboards, keeping the living spaces uncluttered.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for



illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

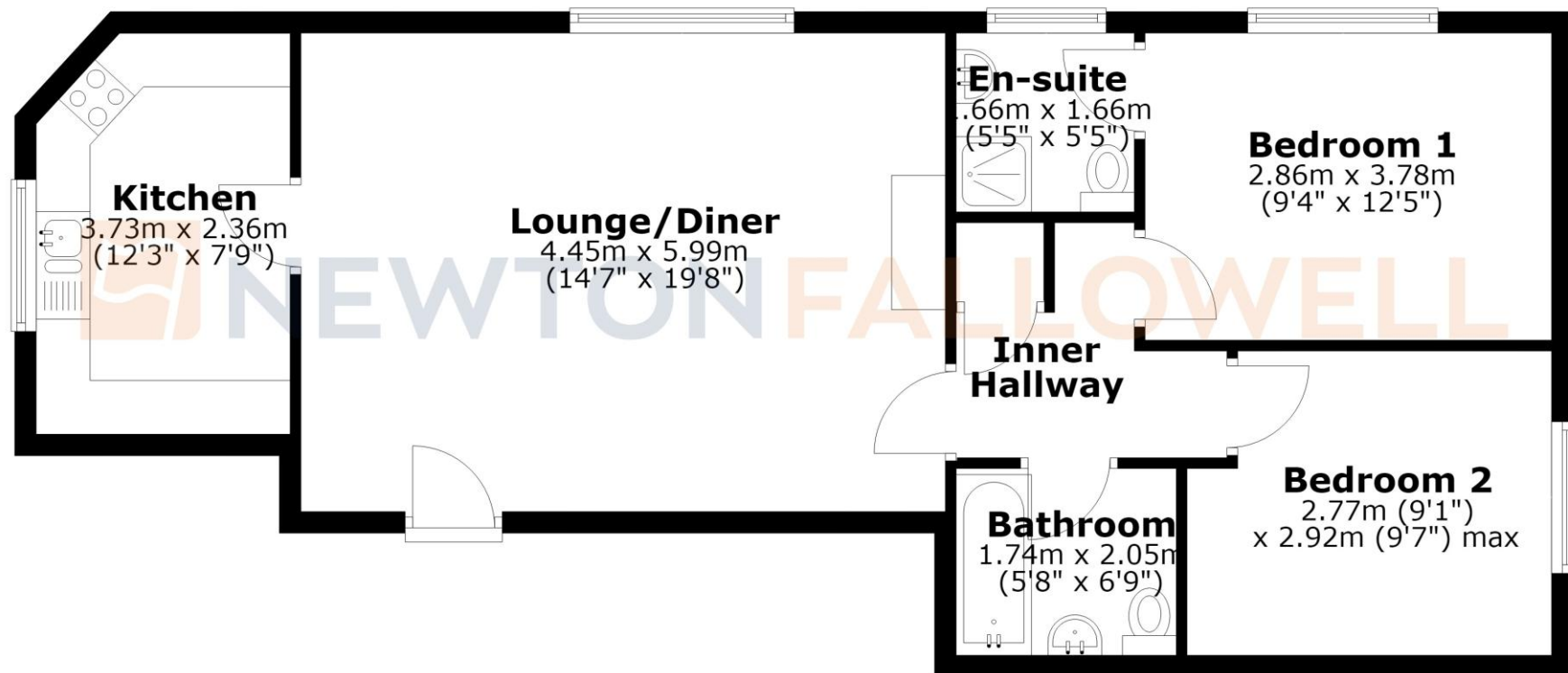
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



Ground Floor

Approx. 67.3 sq. metres (724.2 sq. feet)



Total area: approx. 67.3 sq. metres (724.2 sq. feet)

