BURGIN ATKINSON
& C O M P A N Y



2 Oaklands

New Court Gardens, Retford, DN22 7AU

Offers In The Region Of £160,000

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A beautifully presented two-bedroom apartment within the sought-after over-55s development just off London Road. Benefiting from spacious open-plan living, a modern fitted kitchen with integrated appliances, en-suite to the principal bedroom, separate shower room and newly fitted carpets throughout.







Description

This beautifully presented two-bedroom apartment is situated within the sought-after New Court Gardens development, just off London Road. Designed exclusively for the over-55s, this secure and well-maintained development benefits from attractive communal grounds, convenient access to a bus stop on London Road and an allocated parking space.

The apartment offers a spacious open-plan kitchen and living area, providing an ideal setting for both relaxing and entertaining. The modern fitted kitchen benefits from a range of integrated appliances and ample storage, combining practicality with contemporary style.

The generous principal bedroom features bespoke fitted wardrobes and bedroom furniture, along with the added benefit of a private en-suite bathroom. Fully tiled, the en-suite comprises a bath, separate walk-in shower, wash basin set within a vanity unit and WC.

The second bedroom is also well-proportioned, offering flexibility for use as a guest bedroom, home office or additional living space. Completing the accommodation is a separate, fully tiled shower room, fitted with a walk-in shower, wash basin and WC.

Further benefits include newly fitted carpets throughout, adding a fresh and welcoming finish to this attractive apartment.

Kitchen Living Area 21'11" x 9'7" (6.69 x 2.93)

Bedroom One 11'8" x 14'9" (3.56 x 4.51)

En-Suite 5'8" x 11'6" (1.74 x 3.53)

Bedroom Two 8'5" x 11'6" (2.59 x 3.52)

Bathroom 7'4" x 5'3" (2.25 x 1.61)

General Remarks & Stipulations

Tenure and Possession: The Property is Leasehold. The Annual Service Charge is £2,142 for 2025/2026.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.
Services: Mains water, electricity and drainage are connected. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Parking: Off Street parking is available.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

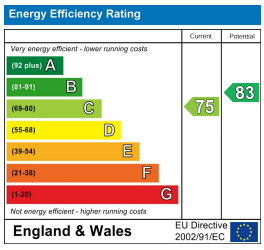
Area Map

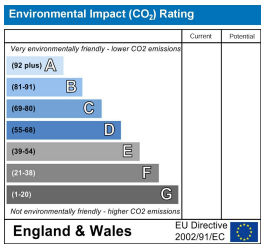


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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