



FLAT 10, 80-92 MOORGATE RETFORD

For investors only, a one bedroom first floor apartment with tenant in situ, currently paying £350 per calendar month. There is a front aspect lounge, double bedroom and kitchen breakfast room. The property comes with one allocated parking space. EXTENDED LEASE

£58,000 LEASEHOLD

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BROWN & CO

Property and Business Consultants

**FLAT 10, 80-92 MOORGATE, RETFORD,
DN22 6RR**

LOCATION

Moorgate is within walking distance of Retford town centre with comprehensive shopping, leisure and recreational facilities. There is a mainline railway station on the London to Edinburgh inter city link as well as nearby countryside walks accessible from the Chesterfield Canal.

DIRECTIONS

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ACCOMMODATION

Half glazed door with stairs to first floor. Personal door to Flat 10 and into

ENTRANCE HALL with access to roof void.

LOUNGE 13'2" x 12'0" (4.01m x 3.67m) front aspect double glazed window. Wooden fire surround, TV point.

KITCHEN 14'3" x 7'8" (4.36m x 2.37m) rear aspect double glazed window. A good range of base and wall mounted cupboard and drawer units. Breakfast bar, part tiled walls, spaces for fridge freezer, cooker and washing machine. Built-in cupboard, wall mounted gas fired central heating boiler.

BEDROOM 11'10" x 11'0" (3.65m x 3.37m) front aspect double glazed window.

BATHROOM 6'8" x 5'3" (2.07m x 1.61m) rear aspect double glazed window. Three piece white suite of panel enclosed bath with electric shower over, pedestal hand basin, low level wc, part tiled walls.

OUTSIDE

To the rear of the property is one allocated parking space for Flat 10.

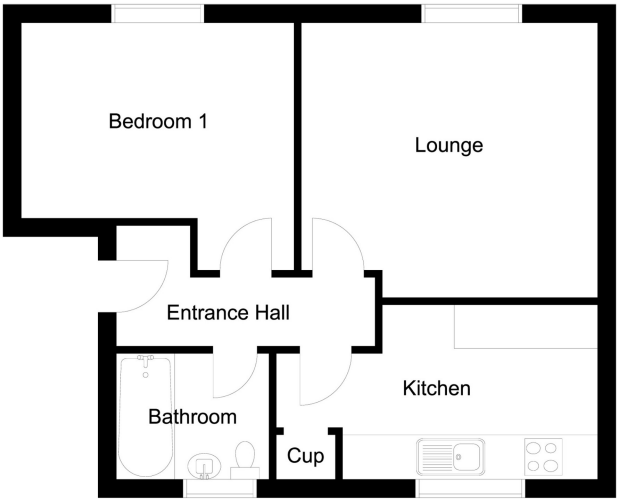
Agents Note:

1. Interested parties are expressly requested to check current outgoing, ground rent and service charge etc. with their legal advisors prior to entering a legal commitment to purchase.
2. Current ground rent understood to be £10 per annum. Service charge £812.90 per annum.

Tenure and Possession: The Property is leasehold understood to be held on a 125 year lease from and including 1st January 2019. Interested parties are expressly advised to instruct their Solicitors to verify this.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is leasehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band A
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.
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.
Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.
Viewing: Please contact the Retford office on 01777 709112.
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.
These particulars were prepared in August 2026.



IMPORTANT NOTICES

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