



42 Charter Court North Road,  
Retford, DN22 7ZA



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£120,000



## KEY FEATURES

- FIRST-FLOOR APARTMENT
- EXCLUSIVE OVER-55S DEVELOPMENT
- ONE GENEROUS DOUBLE BEDROOM
- SPACIOUS LOUNGE AND DINING AREA
- MODERN FITTED KITCHEN
- ALLOCATED OFF-ROAD PARKING SPACE
- EPC RATING B
- LEASEHOLD





This well-presented first-floor flat offers a comfortable and thoughtfully designed living space, situated within an exclusive development for residents over the age of 55. The property is leasehold and benefits from both practical and modern features throughout. Upon entering, a secure intercom entry system provides peace of mind and an added sense of security. Inside, the accommodation comprises a spacious lounge and dining area that offers versatility for both relaxation and entertaining. The contemporary fitted kitchen is equipped to a high standard, making it an efficient and inviting space for meal preparation. The property features one generous double bedroom, complemented by a well-appointed bathroom, ensuring convenience for residents.



#### Entrance Hall 3.49m x 1.3m (11'6" x 4'4")

Front entrance door, telephone point, mains-wired smoke detector, wall-mounted thermostat controls for the heating system, and a useful storage cupboard housing the electric consumer unit.



#### Kitchen 2.25m x 2.13m (7'5" x 7'0")

Fitted with a range of wall and base units incorporating cupboards and drawers beneath stone-effect work surfaces with tiled splashbacks. Appliances include an Electrolux fridge, freezer, and fan-assisted oven set within a tall housing unit, along with a four-ring ceramic hob and extractor hood. Stainless steel sink and drainer with chrome mixer tap, vinyl flooring, and a uPVC double-glazed window overlooking the rear.

#### Bedroom 3.92m x 2.68m (12'11" x 8'10")

A comfortable double bedroom with a uPVC double-glazed window to the rear elevation, wall-mounted Dimplex heater, and a fitted wardrobe providing hanging space and shelving.

#### Bathroom 2.24m x 1.65m (7'4" x 5'5")

Comprising a three-piece suite including a panelled bath with mains-fed shower above, low-level WC, and wash hand basin with chrome taps. The room features fully tiled walls, extractor fan, electric towel radiator, and an airing cupboard housing the Gledhill central heating boiler (installed January 2019).

#### Tenure

Leasehold – 125 years from 1st January 2009  
Service charge: £221.32 per month

#### Disclaimer

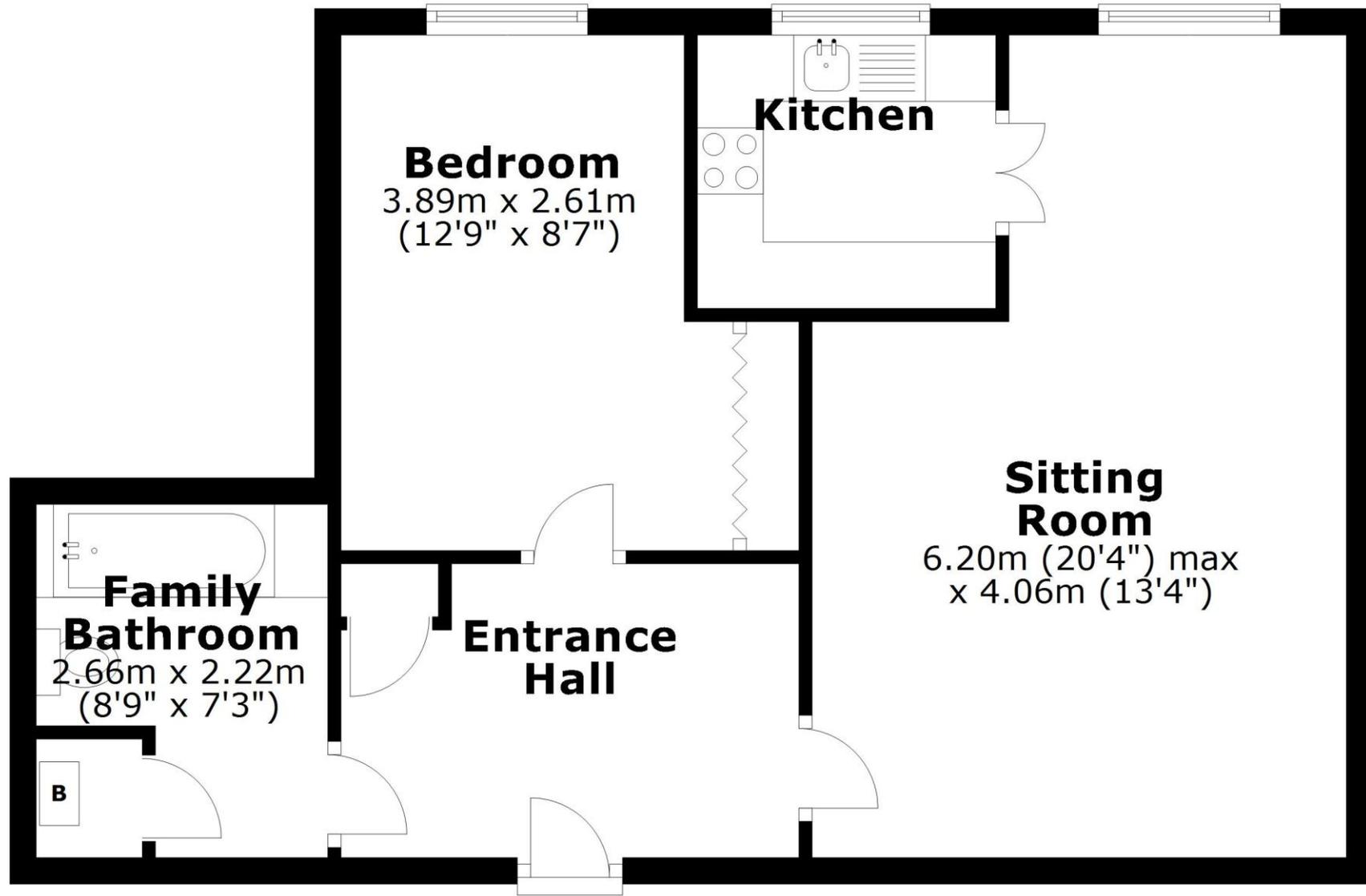
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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

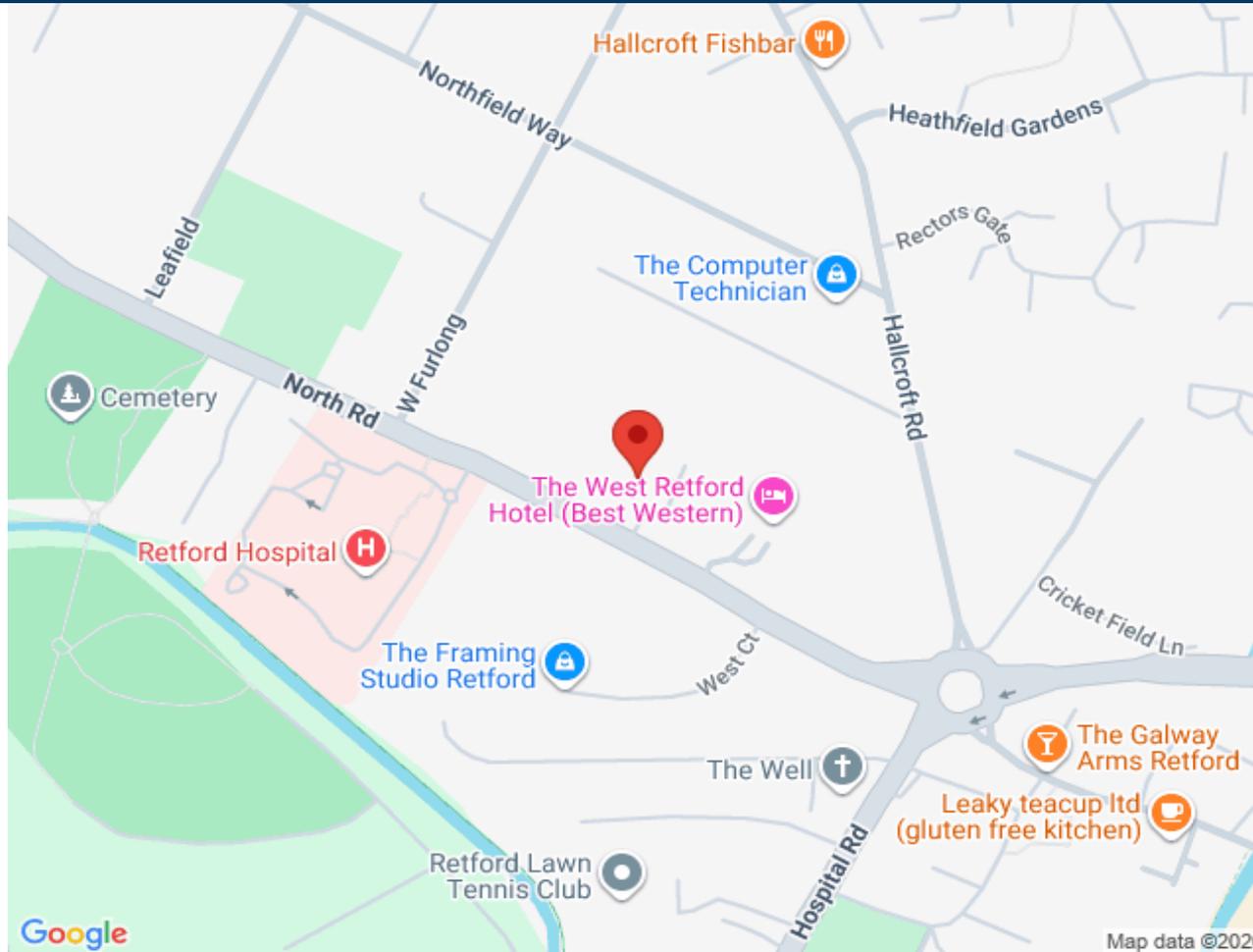
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

# First Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



Total area: approx. 53.6 sq. metres (576.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

