



55 Mill Bridge Close, Retford, DN22
6FE



£95,000



Key Features

- NO UPWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- LARGE LOUNGE DINER
- FAMILY BATHROOM
- EPC RATING B
- LEASEHOLD





This well-presented second floor flat offers a comfortable and practical living environment, ideally suited to first time buyers or investors. Featuring two bedrooms and a generously sized lounge diner, this apartment provides ample space for both relaxation and entertaining. The family bathroom is designed for convenience, while the property benefits from gas central heating throughout, supporting an efficient and pleasant atmosphere year-round. The leasehold tenure ensures peace of mind for buyers and investors alike.

The property includes one allocated parking space, with additional zone or permit parking available as required. The absence of an upward chain offers added flexibility, making the purchasing process straightforward. The EPC rating is 'B', reflecting the property's energy efficiency.

Local area

Situated in Retford, Nottinghamshire, this flat enjoys proximity to the town centre, providing easy access to a range of local amenities, shops, and public services. Retford offers good transport links and a welcoming community atmosphere, making it a suitable location for a wide variety of residents.

Hallway

Accessed via a large UPVC door, the hallway features a panel radiator, access to the loft, and doors leading to two storage cupboards. Carpeted throughout.

Open-Plan Lounge / Diner 4.42m x 4.12m (14'6" x 13'6")

A bright and spacious living area carpeted throughout, featuring two double-glazed windows, double-glazed front doors, a TV point, and two panel radiators.

Kitchen Area 1.87m x 3.24m (6'1" x 10'7")

A modern kitchen fitted with a range of wall and floor-mounted cupboards. It includes a sink with a drainer and mixer tap, a four-ring gas hob with an extractor hood above, an integrated double electric fan-assisted oven, and an integrated washing machine. The kitchen also houses the Ideal Exclusive boiler.

Bedroom One 4.23m x 3m (13'11" x 9'10")

A comfortable bedroom, carpeted throughout, featuring a double-glazed window, a panel radiator, and a fitted storage cupboard.

Bedroom Two 3.01m x 2.62m (9'11" x 8'7")

Carpeted throughout, featuring a double-glazed window and a panel radiator.

Bathroom 2.04m x 1.89m (6'8" x 6'2")

Fitted with a three-piece suite comprising a panel bath with a mixer tap and showerhead attachment, a low-level flush WC, and a wash hand basin with a mixer tap set on a pedestal. Includes a radiator.

Externally

One allocated parking space.

Additional information

Lease length: 123 years from 01/01/07

Ground Rent: 170 paid annually in advance on 1st January.

Service charge: £950

Notes for potential investors

'For the discerning investor, this property represents a stellar buy-to-let addition. With a realistic market rent of £700 to £750 per calendar month against an attractive purchase price of £95,000, the property yields a fantastic 8.8% to 9.5% gross return on investment before even factoring in deposit and finance options. Combining strong rental demand with highly lucrative entry figures, this is an incredibly efficient investment opportunity poised for immediate performance.'

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Disclaimer

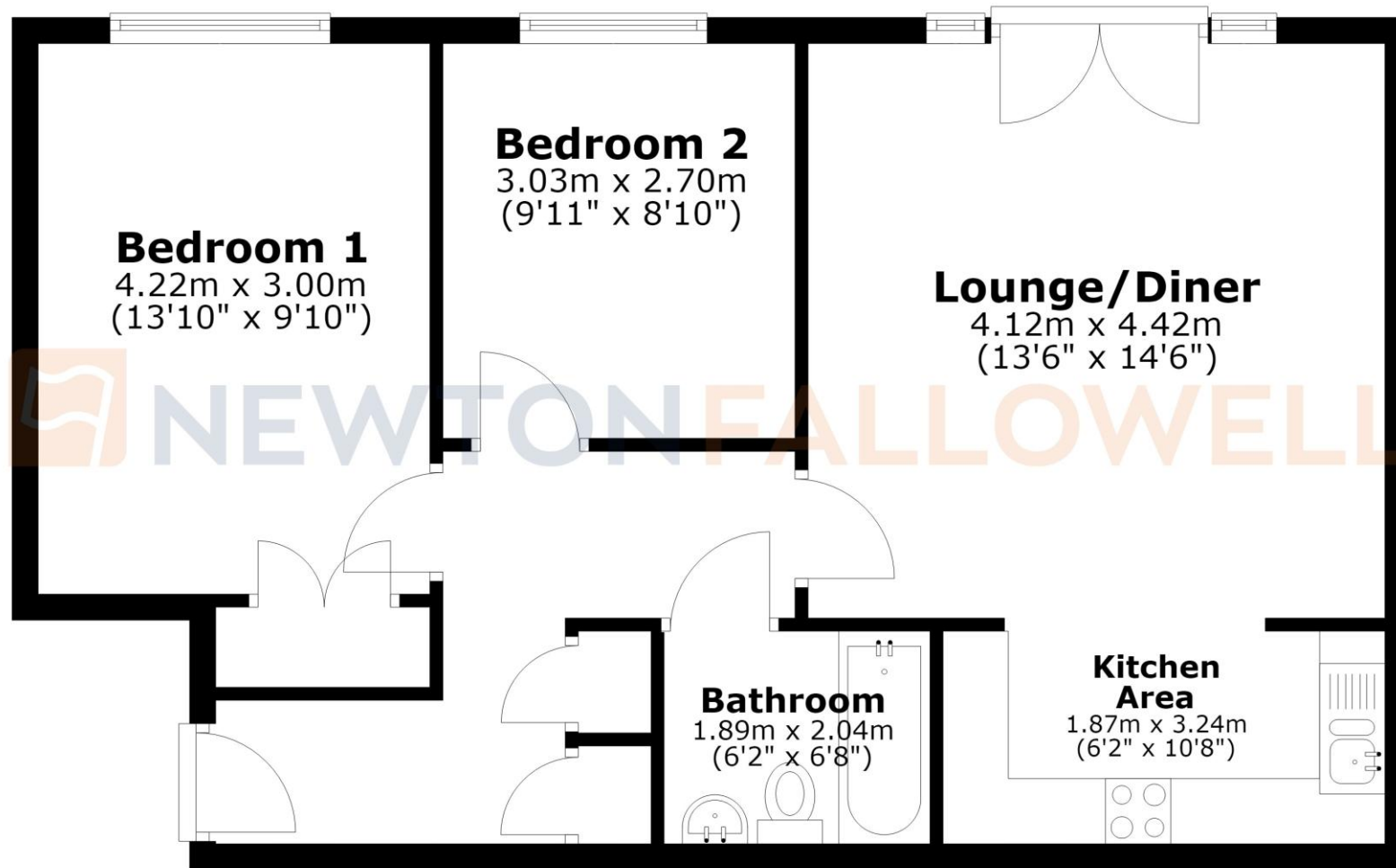
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars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

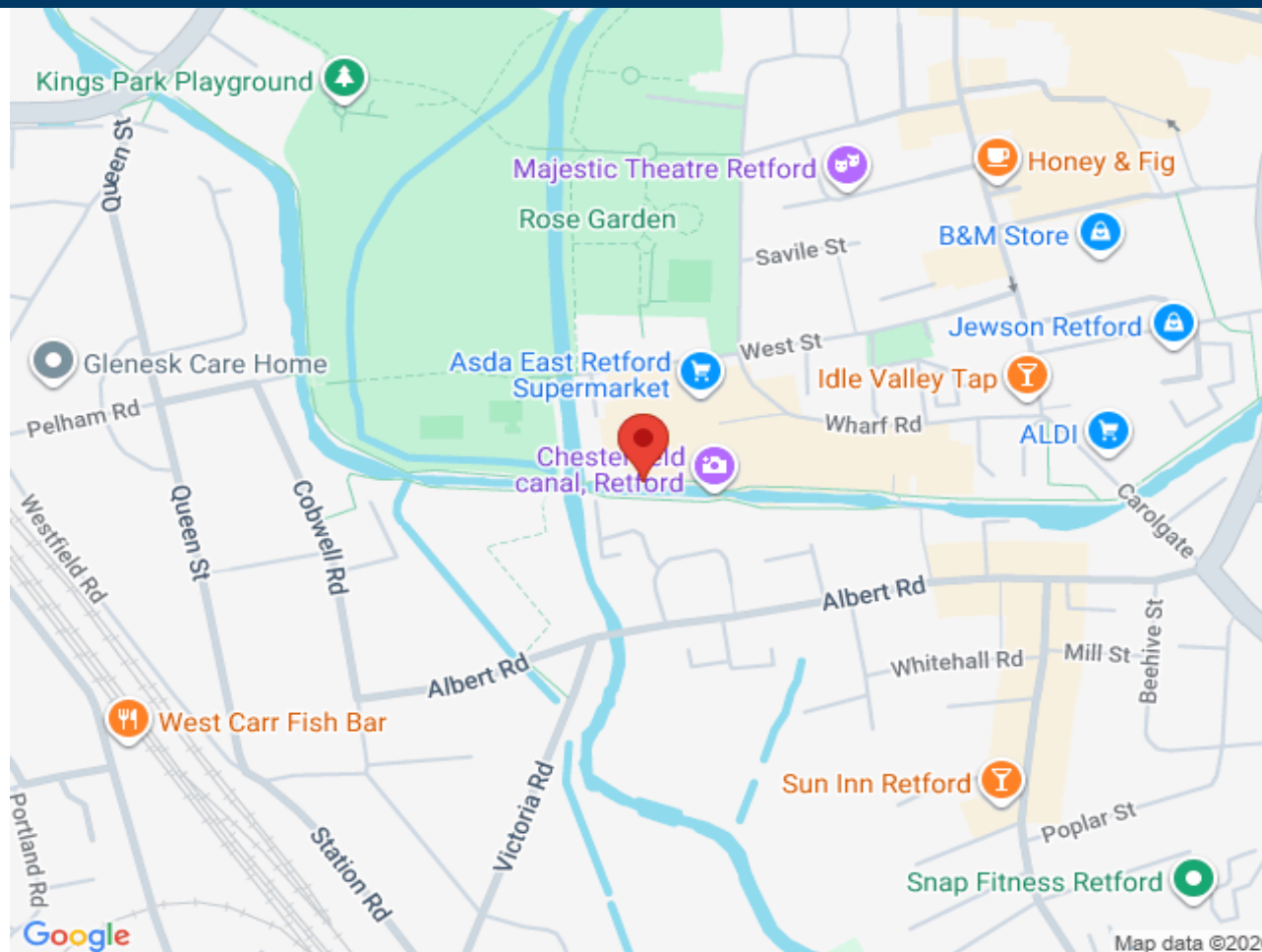
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

Ground Floor

Approx. 60.5 sq. metres (651.7 sq. feet)



Total area: approx. 60.5 sq. metres (651.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		