



## 4 OAKLANDS RETFORD

A very nicely presented first floor apartment for the over 55's in this large Victorian villa located in a small and popular development on the southern fringes of Retford town centre. There is a modern kitchen with integrated appliances as well as a modern bathroom. Delightful communal areas with original features including easy tread staircase and lift to the first floor.

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**BROWN & CO**

Property and Business Consultants

**£115,000 - LEASEHOLD**

## 4 OAKLANDS, RETFORD, DN22 7AU

### LOCATION

Oaklands is on the southern side of Retford town centre which provides comprehensive shopping, leisure and educational facilities as well as a mainline railway station. There are local shops nearby on London Road, plus good access to open countryside for local walks and access to the A1 is to the west which links to the wider motorway network.

### DIRECTIONS

What3words/// finishing.quite.notes

### ACCOMMODATION

Arched entrance with wooden door to

**COMMUNAL ENTRANCE HALL** via entry phone system, original patterned tiled hearth, ornate features, glass door into

**INNER COMMUNAL HALLWAY** with feature fireplace, front aspect window and a sitting area. Easy tread stairs to first floor as well as a lift.

Personal door to no. 4.

**ENTRANCE HALL** period skirtings, wall light point.

**INNER HALLWAY** with part wood panelled walls, entry phone system. Partially glazed, ornate corning.

**BATHROOM 8'1" x 4'10" (2.47m x 1.51m)** three piece white suite of tiled enclosed bath with mains fed shower/mixer tap with lit display recess. Lit display recess, low level wc with concealed cistern, circular hand basin with contemporary mixer tap and cupboards below. Tiled flooring and walls. Picture rail, corning and extractor.

**LIVING ROOM 16'1" x 10'4" (4.91m x 3.16m)** dual aspect with sash cord windows, period style skirtings, ornate corning, TV and telephone points. Part wood panelled walls, door to

**GALLEY KITCHEN 13'5" x 6'6" (4.12m x 2.01m)** front aspect with two sash cord windows, one of which is curved. A range of high gloss cream base and wall mounted cupboard and drawer units. Integrated fridge freezer, washer dryer, slimline dishwasher, electric oven with four ring electric hob and glass splashback. Integrated microwave. Stainless steel extractor. Single sink drainer unit with mixer tap. Working surfaces, wall mounted gas fired combination boiler, tiled flooring and corning.

**BEDROOM 11'1" x 10'3" (3.38m x 3.15m)** side aspect sash window. Part wood panelled walls, ornate corning, partially glazed ceiling area.

### OUTSIDE

Externally there is one allocated parking space, delightful communal gardens as well as a bin store.

LEASE 999 YEARS FROM 1 January 2010.

SERVICE CHARGE - £153.58 per month including water rates, communal areas and site manager.

### 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 TBA.

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 December 2025.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(65-68)	67	67
E	(59-64)		
F	(21-58)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### IMPORTANT NOTICES

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