



11 Charter Court, Retford, DN22 7ZA



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£125,000



KEY FEATURES

- EXCLUSIVE OVER-55'S DEVELOPMENT
- COMMUNAL GARDENS
- ONE GENEROUS DOUBLE BEDROOM
- SPACIOUS LOUNGE AND DINING AREA
- GROUND-FLOOR APARTMENT
- MODERN FITTED KITCHEN
- COMMUNAL PARKING
- EPC RATING B
- LEASEHOLD





NEWTON FALLOWELL

This well-presented ground-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.

The flat is offered on a leasehold basis. Energy Performance Certificate rating is 'B'.

Local area

Residents will find the location highly convenient, with the town centre within comfortable walking distance. This provides access to a comprehensive range of amenities including shops, cafes, and essential services. The development's communal gardens offer attractive and tranquil outdoor areas, contributing to the property's overall sense of community and wellbeing.

Entrance Hall 1.3m x 2.1m (4'4" x 6'11")

Accessed via the entrance door, with carpeted flooring throughout and a large airing cupboard providing useful storage space. 24 hour Tunstall emergency speech module.

Living Room / Diner 3.3m x 5.8m (10'10" x 19'0")

A spacious living and dining area featuring an electric fireplace with surround, TV point, carpeted flooring throughout, and two electric wall-mounted radiators. Double glazed patio doors open onto the shared garden space, allowing plenty of natural light into the room.

Kitchen 1.8m x 2.6m (5'11" x 8'6")

Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap. Includes an integrated fridge and freezer, electric hob, integrated oven, and double glazed window.

Bedroom 5.3m x 2.7m (17'5" x 8'11")

A generous bedroom with double glazed window, built-in double wardrobe with bi-fold mirrored doors, incorporating hanging rails and shelving. (A great storage feature). Also there is a TV point, electric radiator, and carpeted flooring throughout. (5.3m x 2.7m max - including the depth of the wardrobes)

Bathroom 2.1m x 1.7m (6'11" x 5'7")

Fitted with a panel bath with wall-mounted showerhead and shower controls, wash hand basin set on a vanity unit, low flush WC, and wall-mounted heated towel rail. Emergency pull cord.

Externally

There is access, via rear door leading from the living / diner, to the shared rear garden. Communal car park: (parking spaces are not allocated with each apartment).

Additional information

Leasehold - 125 years from 1st January 2009

Service charge: £221.32 per month

Ground rent: £763 per annum

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.



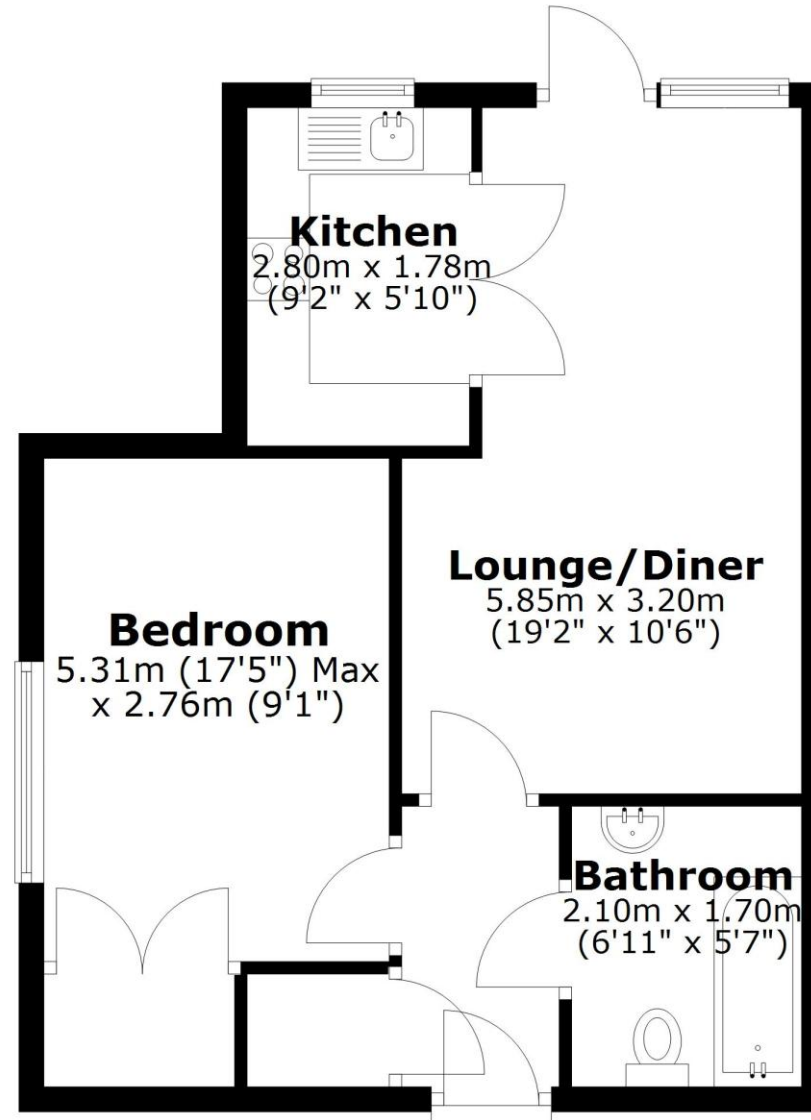
NEWTON FALLOWELL



NEWTON FALLOWELL

Ground Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



Total area: approx. 43.7 sq. metres (470.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

