



Charter Court, Retford DN22 7ZA

welcome to

Charter Court, Retford

A well-presented two-bedroom first-floor apartment, situated on the fringes of the sought-after Georgian market town of Retford.

Forming part of a popular McCarthy & Stone development for the over 60s, the property offers comfortable and secure living within a friendly community environment.



Entrance Hall

Intercom entry with storage cupboard, loft access and electric heater.

Lounge Diner

Spacious living area with feature fire surround with and electric fire, two electric heaters and double glazed window. Double glazed french doors with Juliette balcony overlooking the beautiful gardens beyond.

Kitchen

Fitted with a range of beech wall and base units, complementary work surfaces, splash back tiling and stainless steel sink and drainer unit. Integrated appliances including eclectic oven, electric hob and fridge freezer. Complementary flooring and front facing double glazed window.

Bedroom One

Good sized double with neutral decor and fitted wardrobes to one wall. Electric heater and side facing double glazed window overlooking the gardens.

Bedroom Two

Further double bedroom with neutral decor, electric heater and side facing double glazed window overlooking the gardens.

Bathroom

Fitted with white suite including wc, wash hand basin and bath with shower above. Fully tiled walls and pull electric heater.

Parking

One allocated parking space.

Service Charge

Service Charge (Breakdown) - • Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/RFD110769



welcome to

Charter Court, Retford

- An immaculately presented two bedroom apartment
- Perfectly suited for those seeking a secure and well-kept residence
- Thoughtfully laid out, the apartment combines practicality with modern appeal
- On site facilities including mature gardens, light and airy lounge area and on site launderette
- Over 60's development close to town and facilities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 3983.73

Ground Rent: 888.91

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£189,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD110769



Property Ref:
RFD110769 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk