



Chapelgate, Retford DN22 6PJ

welcome to

Chapelgate, Retford

OFFERED WITH NO UPWARD CHAIN An IDEAL BUY TO LET INVESTMENT offering an excellent rental yield. Well presented two bedroom first floor apartment positioned to the edges of Retford town centre.



Communal Entrance

Intercom access. Door leads to the communal entrance hall with stairs leading to the first floor.

Lounge

Double glazed window to the side, electric central heating radiator, wall mounted electric fire and a cupboard housing the hot water tank.

Kitchen

Fitted with wall and base units with worksurfaces and a sink and drainer. Freestanding fridge freezer, washing machine and electric cooker with extractor above which are all included in the sale.

Inner Hall

Doors leading to..

Bedroom One

Double glazed window to the side.

Bedroom two

Double glazed window to the side.

Bathroom

Fitted with a three piece suite in white including a shower above the bath and integrated screen. Fully tiled walls, electric central heating radiator plus a wall mounted electric heater, complementary flooring.

Agents 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.



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welcome to

Chapelgate, Retford

- ***OFFERED WITH NO UPWARD CHAIN***
- IDEAL BUY TO LET INVESTMENT
- Well presented two bedroom first floor apartment
- White goods included
- Positioned to the fringes of the town centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110770 - 0006

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