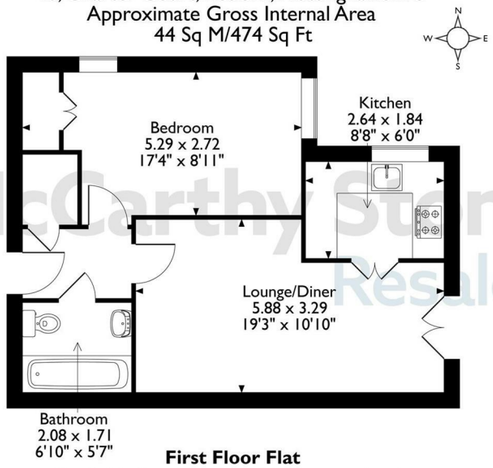
Excellent

Trustpilot

McCarthy & Stone
Resales.

40, Charter Court, Retford, Nottinghamshire
Approximate Gross Internal Area
44 Sq M/474 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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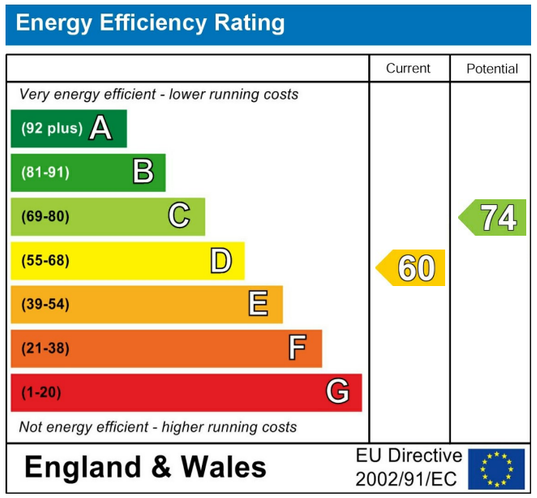


This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

40 Charter Court

North Road, Retford, DN22 7ZA

1 | 1 | Council Tax Band: A

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 40 Charter Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £120,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Juliet balcony overlooking the communal grounds
- Situated on the first floor
- Pet friendly and energy efficient
- House Manager
- 24 hour emergency Careline for peace-of-mind
- Communal Lounge where social events take place
- Within half a mile of Morrison's Supermarket
- Within half a mile of Retford Town Centre
- Removals and solicitors quotes can be provided
- Part exchange may be available - please call us for more information on 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

40 Charter Court, Retford

1 | 1 | Asking price £120,000

Charter Court
Charter Court is situated in the popular market town of Retford. The development of 57, one and two bedroom apartments has been designed and constructed by McCarthy & Stone, the UK's leading developer of privately owned retirement properties.

The development sits within beautiful communal gardens to be enjoyed by the Home Owners. The apartments offer Sky connection points in living rooms, built in wardrobes in the main bedroom and well equipped kitchens. The dedicated House Manager is on site during their working hours (Mon-Fri) to take care of the running of the development.

There is no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £30 per night + £5 booking fee - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area
The historic market town of Retford is situated 31 miles from Nottingham and 23 miles from Lincoln. The town is in the valley of the River Idle and Chesterfield canal passes through the centre. There's plenty to do close by including the town centre with it's selection of independent shops, bars and restaurants and Morrisons supermarket a short walk away. The health centre, library and banks can also be found in Retford.

For days out, Kings Park in the heart of Retford, an award winning park covering over 10 hectares and divided in two by the River Idle. Enjoy a stroll around the rose, wildlife and community gardens, or join in a game of bowls.

Entrance Hall
Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency speech module is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Doors lead to the living room, bedroom and shower room.

Living Room
A bright and spacious living room, the rooms footprint and size means it could easily accommodate a dining table and chairs. A double glazed French door leads to a Juliet balcony, overlooking the communal grounds. TV and telephone points, two ceiling lights, raised electric power sockets and electric radiator. Partially glazed doors lead into a separate kitchen.

Kitchen
Fitted kitchen with a range of base and eye level units. The base units are fitted with granite styled roll edge work surfaces and a tiled splash back. Fully integrated appliances comprising of a mid level electric oven and induction hob with extractor fan. Freestanding fridge and freezer. Stainless steel sink unit with mixer tap. Power points. Double glazed window. Slip resistant flooring.

Bedroom
A generously sized double bedroom with views onto the gardens. Built in double wardrobe with bi-fold, mirror fronted doors, housing rails and shelving. Ceiling light fitting, TV and telephone point.

Bathroom
Fully tiled and fitted bath with a shower, wall mounted seat and grab rails. WC; wash basin with mirror above. Wall mounted heated towel rail and emergency pull-cord.

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

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

The annual service charge is £2,655.82 for the financial year ending 28/02/2027

Lease Information
Lease: 125 years from 1st Jan 2009
Ground rent: £763 per annum
Ground rent review: 1st Jan 2039

Car Parking
Car park spaces are available on a first come, first served basis at no additional cost. Subject to availability.

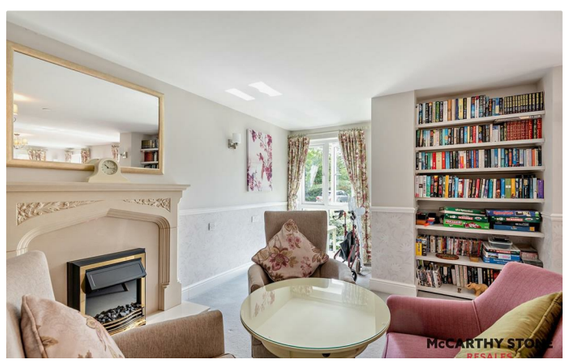
Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.