







3 THE MEWS
NEW COURT GARDENS, RETFORD

A ground floor one bedroom apartment in this over 55's development with its own private patio garden. There is a large dual aspect open plan kitchen living dining room. The spacious hallway was the original second bedroom so could be reconfigured to make it a two bedroom apartment as originally built. Underfloor heating with individual thermostat controlled rooms. One allocated parking space.

£200,000 leasehold

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN&CO

Property and Business Consultants

3 THE MEWS, NEW COURT GARDENS, RETFORD, DN22 7AU

LOCATION

The Mews 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///remote.chained.data

ACCOMMODATION

Part glazed door to

ENTRANCE PORCH arch to

HALLWAY 12'8" x 11'8" (3.89m x 3.60m) front aspect double glazed window. Engineered oak flooring. A good range of built-in storage cupboards and drawers.

RECEPTION ROOM with built-in cupboard and shelving.

KITCHEN 12'9" x 10'2" (3.93m x 3.11m) front aspect double glazed window. An extensive range of base cupboard and drawer units. Integrated fridge, freezer, washer dryer and dishwasher. 1¼ inset sink drainer unit, quartz working surfaces with matching upstands and splashback. Cupboard housing gas fired central heating combination boiler. Electric oven and hob, recessed lighting. Opening to

LIVING ROOM 14'4" x 11'6" (4.39m x 3.55m) rear aspect double glazed French doors leading into the garden. Engineered oak flooring, recessed fireplace with fitted electric fire. Wall mounted Air conditioning heater unit.

BEDROOM ONE 11'9" x 10'1" (3.62m x 3.08m) rear aspect double glazed window. Engineered oak flooring, fitted wardrobes with sliding doors. Sliding door to

WET ROOM 8'4" x 5'7" (2.55m x 1.75m) accessed also from the hallway. Part tiled walls, walk-in shower with mains fed shower unit. Vanity unit with inset sink and mixer tap. Low level wc with concealed cistern, extractor fan, recessed lighting, wall mounted electric fan heater, non-slip flooring.

OUTSIDE

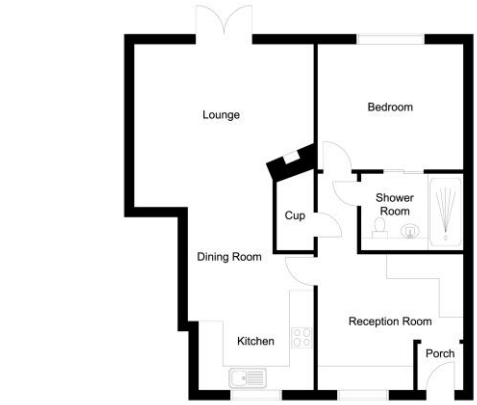
The front is an open plan communal garden which is well tendered and manicured. One allocated parking space.

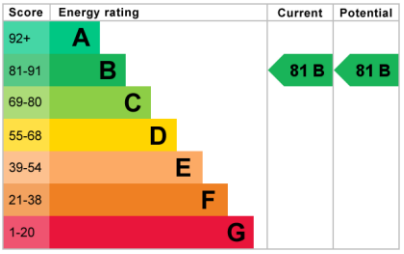
The rear garden is fenced to all sides with a pedestrian gate to the rear, block paved with some raised shrub and flower beds. There are three sheds, one with electricity supplied. Additional shrubs.

LEASE 999 years from 1 January 2010
SERVICE CHARGE – £2092.00 for 2026/2027

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 B.
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 November 2026.





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112| retford@brown-co.com

BROWN & CO