







47 CHARTER COURT RETFORD

A second floor one bedroom nicely presented over 55's apartment in this modern development close to Retford town centre. Recently redecorated and new carpeting throughout. Benefits include attractive communal gardens, a residents lounge and kitchen. Shared laundry facilities and first come first served basis plug in socket for mobility scooters.

£95,0000 LEASEHOLD

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

BROWN & CO

Property and Business Consultants

45 CHARTER COURT, NORTH ROAD, RETFORD, DN22 7ZA

LOCATION

Charter Court has an enviable mature location situated just off North Road in close proximity to the town centre and its full range of facilities. The development lies practically opposite the Primary Health Care Unit and there are bus routes nearby. Retford itself enjoys an excellent location for the areas transport links by road and rail.

The property has good access to an external door giving good access to the car park area, plus offers views over the attractive communal gardens. In addition, there is a room available to rent at a nominal cost for visitors.

ACCOMMODATION

Personal door to

ENTRANCE HALL large storage cupboard, additional cupboard housing hot water cylinder, electric radiator, pull cord and entry phone.

LOUNGE 19'2" x 10'8" to 8'3" (5.89m x 3.35m narrows to 2.55m) front aspect double glazed window overlooking the communal gardens, parking area and onto North Road. Recently renewed electric wall mounted heater. Glazed double doors to

KITCHEN 8'6" x 5'7" (2.65m x 1.75m) a good range of base and wall mounted cupboard and drawer units with integrated fridge (recently replaced) and freezer. Built in oven, extractor and electric hob. Ample working surfaces, single stainless steel sink drainer unit with mixer tap. Front aspect double glazed window overlooking the garden.

BEDROOM ONE 14'6" x 8'8" (4.35m x 2.71m) front aspect double glazed window with views to the garden, electric radiator. Good range of built in wardrobes with mirror fronted drawers, ample hanging and shelving space.

BATHROOM three piece white suite comprising panel enclosed bath with mains fed shower, hand basin, low level wc. Tiled splashbacks, part tiled walls, electric towel rail radiator, extractor fan.

AGENTS NOTES:

1. Interested parties are expressly requested to check current outgoings, ground rent and service charge etc. with their legal advisors prior to entering a legal commitment to purchase.
2. Current ground rent is understood to be £763.21 per annum and the current service charge is £2655.92 per annum.
3. Car parking is available for residents on a daily first come, first served basis, there is no guarantee of space available. Relative and visitor parking is available in specified bays.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is leasehold understood to be held on a 125 year lease from 2009. Interested parties are expressly advised to instruct their Solicitors to verify this.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.
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.
Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.
Your home may be repossessed if you do not keep up repayments on your mortgage.
These particulars were prepared in November 2026.

Ground Floor



IMPORTANT NOTICES

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

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