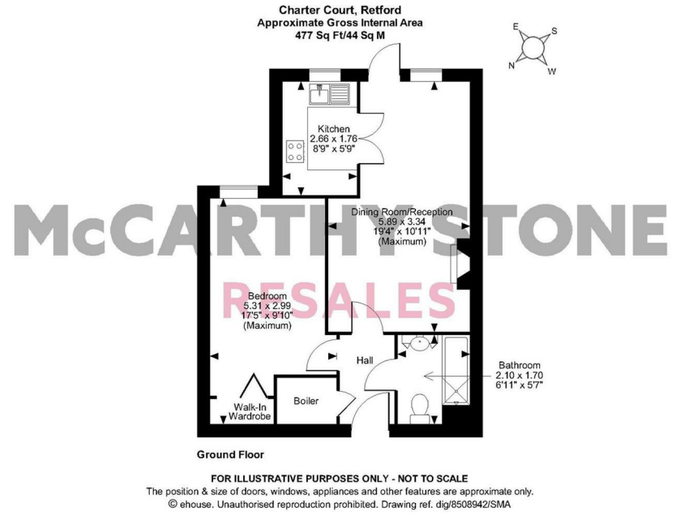
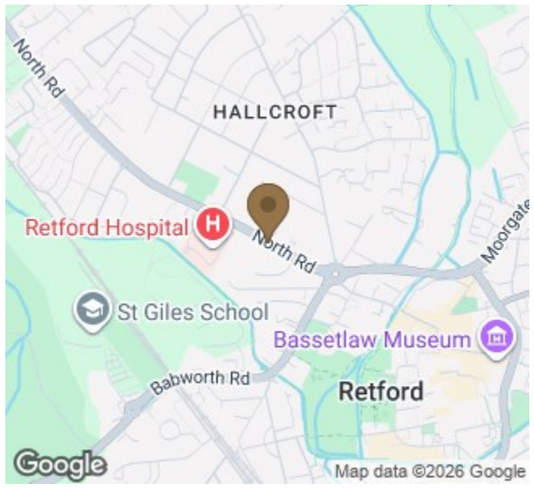
Excellent

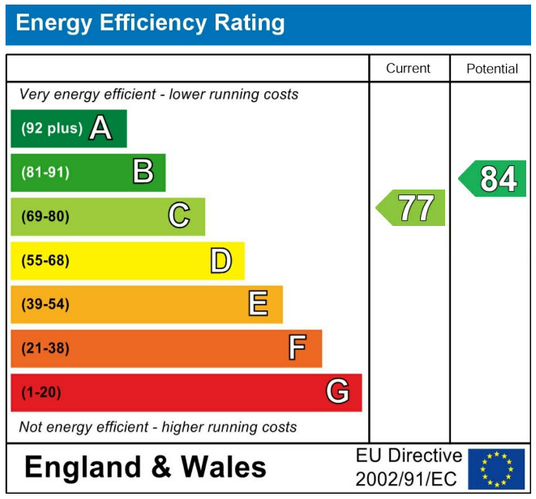
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Registered in England and Wales No. 10716544

The Property Ombudsman







20 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 20 Charter Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £125,000
Leasehold

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

Why you'll love living here:

- One bedroom ground floor apartment
- Patio onto garden
- Bus stops outside development
- Communal Lounge where social events take place
- House Manager on site during office hours
- 24 hour emergency Careline for peace-of-mind
- Retirement community for the over 60's
- Within half a mile of Retford Town Centre and Morrision's Supermarket
- Within a third of a mile to King's Park and attractive walks down the Chesterfield Canal
- Part-exchange option available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

20 Charter Court, Retford

1 | 1 | Asking price £125,000

Charter Court
Charter Court is situated in the popular market town of Retford. The development consists of 57, one and two bedroom apartments which have 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 £25 per night - subject to availability).

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 where the 24-hour emergency speech module is situated. Utility / storage cupboard has airing shelving. Doors lead to the living room, bedroom and bathroom.

Living Room
Door leads onto the patio and landscaped garden, with adjacent double glazed window allowing lots of natural light and views of the garden. Modern electric fire provides an additional focal point. TV and telephone points, two ceiling lights, raised electric power sockets and electric radiator. Partially glazed double doors lead into the separate kitchen.

Kitchen
Fitted kitchen with a range of wood effect base and eye level units with a granite effect roll edge work surfaces and a tiled splash back. Stainless steel sink and drainer unit with mixer tap sits beneath a double glazed window. Integrated appliances include; fridge, freezer, raised level electric oven and electric 4 ring hob with extractor fan over. Power points, under counter lighting and slip resistant flooring. Window allows natural light and garden views.

Bedroom
A double bedroom with built-in double wardrobe with bi-fold, mirror fronted doors with hanging rails and shelving. A central ceiling light fitting, TV and telephone point, power points and a wall mounted electric heater. Window allows both natural light and garden views.

Bathroom
Fully tiled walls and fitted with suite comprising; a shower cubicle with a sliding glass door, grab rail, WC, vanity unit with wash basin and mirror and shaver point above. Wall mounted heated towel rail and emergency pull-cord. Airing cupboard.

Car Parking
Car park spaces are available on a first come, first served basis. Subject to availability. Please contact us for more information.

Service Charge (breakdown)
- House Manager
- 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 is £2,655.82 for the financial year ending 01/02/2027.

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.

Lease Information
Lease: 125 years from 2009
Ground Rent: £763.21 per annum
Ground Rent Review: Jan 2039
Managed by: McCarthy Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or over.













