



**Flat 8 Chapelgate, Retford DN22 6PJ**

**welcome to**

**Flat 8 Chapelgate, Retford**

This is a NEWLY CONVERTED two bedroom first floor apartment located in a historic building, superbly positioned to access a wealth of amenities and transport links. **\*\*EXCELLENT RENTAL YIELD\*\***



### **Kitchen & Living Area**

13' 6" x 16' 6" ( 4.11m x 5.03m )

The kitchen area is fitted with a range of contemporary wall and base units with granite effect worksurfaces and a stainless sink and drainer. integrated electric oven and hob with an extractor above, integrated fridge freezer, integrated washing machine, cupboard storing the boiler and laminate flooring. The living area is carpeted and has two secondary glazed windows to the front and a wall mounted heater.

### **Bedroom One**

Two secondary glazed sash window to the front and a wall mounted electric heater.

### **Bedroom Two**

Double glazed window to the rear and a wall mounted electric heater.

### **Bathroom**

Fitted with a bath Fitted with a bath with a rainfall shower above and an integrated shower screen, wash hand basin set into a vanity unit and a w.c. Heated towel rail and a secondary glazed sash window to the front.

### **Tenure & Charges**

Tenure: Leasehold- Vacant possession will be given upon completion.

Local Authority: Bassetlaw District Council

Length of Lease: 999 years remaining.

Annual Ground Rent Amount: Approximately £1 Per Annum.

Ground Rent Review Period: Annually

Annual Service Charge Amount: £95 Per Month.

Service Charge Review Period: Annually



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## Flat 8 Chapelgate, Retford

- ONE ANNUAL PARKING PERMIT FOR CHAPELGATE CAR PARK INCLUDED IN THE SALE
- Well Equipped Kitchen with Integrated Appliances
- FREE VIRTUAL LANDLINE & FREE HIGH-SPEED BROADBAND FOR SIX MONTHS INCLUDED
- Just Moments Away from Retford's Bustling Town Square
- Ideally located to access many amenities and transport links

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.

# £129,995



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Property Ref:  
RFD109958 - 0004

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Awaiting Photograph



Please note the marker reflects the postcode not the actual property



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