



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 trasnsport links

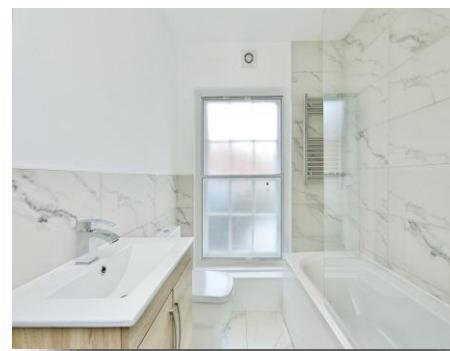
Tenure: Leasehold EPC Rating: C

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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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
RFD109958 - 0004



Please note the marker reflects the postcode not the actual property

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