



6 Wellesley Court, Retford, DN22  
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£110,000



### KEY FEATURES

- NO UPWARD CHAIN
- PERFECT FOR INVESTORS OR FIRST TIME BUYERS
- CLOSE TO TOWN CENTRE
- WITHIN LOCAL SCHOOL CATCHMENT
- TWO BEDROOMS
- OPEN PLAN LIVING KITCHEN DINER
- EPC RATING C
- LEASEHOLD





Occupying a convenient position close to the town centre, this well-proportioned leasehold flat presents an appealing opportunity for a variety of residents, including first-time buyers and investors. The property, forming part of a purpose-built building, offers two comfortable bedrooms and a contemporary open plan living kitchen diner. The layout is designed for modern living, providing practical and versatile accommodation suitable for a range of needs.



The flat benefits from gas central heating, contributing to efficient year-round comfort. A dedicated bathroom is complemented by a separate water closet, affording additional privacy and functionality. Residents will appreciate the allocated parking space provided within a zoned or permit-controlled area, ensuring convenience in urban living.



This property is offered with no upward chain, enabling a streamlined purchasing process. It is situated within the catchment area of local schools, making it an attractive option for those seeking proximity to educational facilities. The Energy Performance Certificate has been rated 'C', reflecting the property's effective energy usage.

Local area

Retford, positioned within the county of Nottinghamshire, is a historic market town offering a range of amenities and services. The location allows for easy access to local shops, supermarkets, healthcare provisions, and leisure facilities. Public transport links are readily available, connecting residents to neighbouring towns and cities. The area also benefits from green spaces and established community resources, contributing to a balanced and convenient lifestyle.

### Entrance

The property benefits from a private entrance and stairs leading to the living accommodation.

### Open Plan Living Dining and Kitchen

3.9m x 7.7m (12'10" x 25'4")

Lounge Area

A bright and comfortable living space featuring a double glazed window to the front aspect, two panel radiators, TV point, and carpeted flooring throughout.

Kitchen Area

Fitted with a range of wall-mounted cupboards and work surfaces incorporating a one-and-a-quarter bowl sink with drainer and mixer tap. Includes an integrated fridge freezer, fan-assisted electric oven, four-ring gas hob, and space and



plumbing for a freestanding washing machine. Also benefiting from a double glazed window to the rear aspect, panel radiator, and Ideal Atlantic boiler.

#### WC 1.6m x 1.1m (5'2" x 3'7")

Fitted with a dual flush WC and pedestal wash hand basin.

#### Landing

Carpeted throughout with a panel radiator and fitted storage cupboard, providing access to all accommodation.

#### Bedroom One 3.2m x 3.9m (10'6" x 12'10")

A well-proportioned bedroom with double glazed window and carpeted flooring throughout.

#### Bedroom Two 3.3m x 1.9m (10'10" x 6'2")

Featuring a double glazed window, carpeted flooring throughout, and access to the loft space.

#### Family Bathroom 2m x 1.7m (6'7" x 5'7")

Comprising a panel bath with wall-mounted shower controls and showerhead, pedestal wash hand basin, and dual flush WC.

#### Externally

The property benefits from an allocated parking space and is conveniently situated within easy reach of Retford town centre.

#### Additional Information

Lease length: 99 years with 81 years remaining.  
Service charge: £1330 per annum.

#### Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot



be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

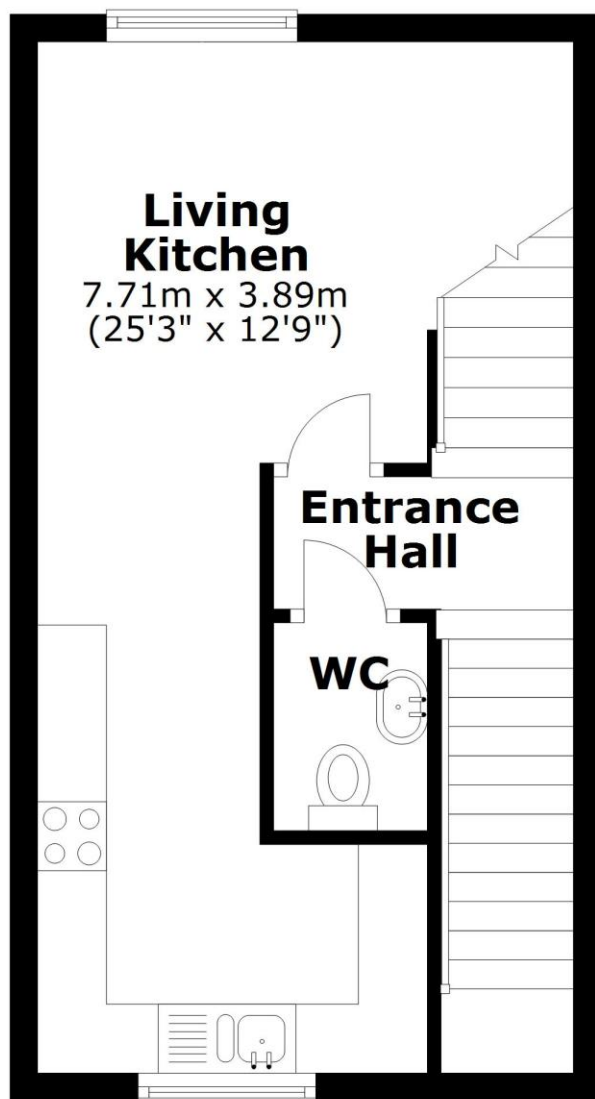
## Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



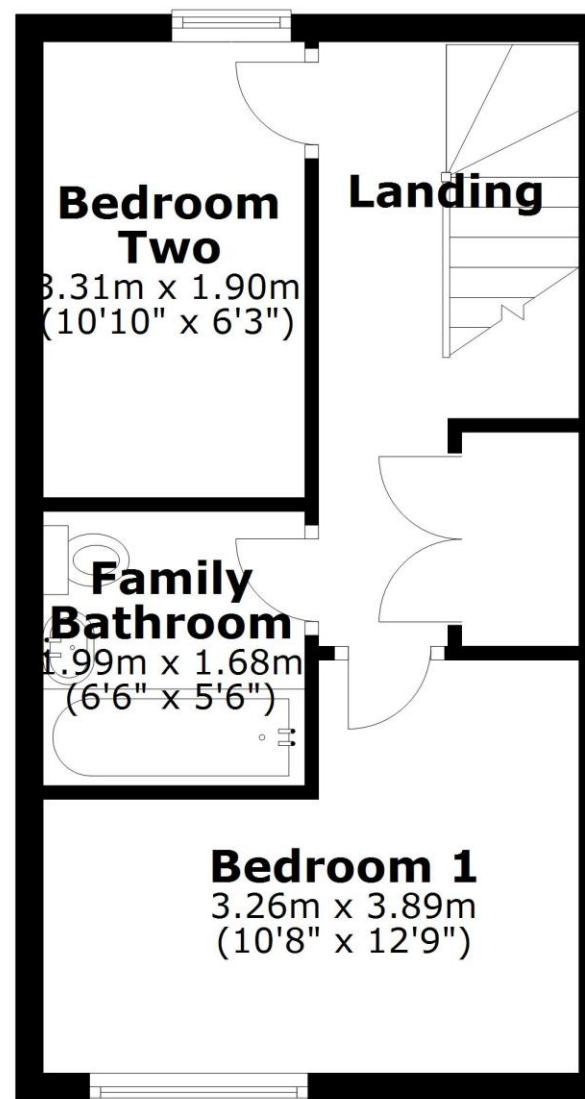
## First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)

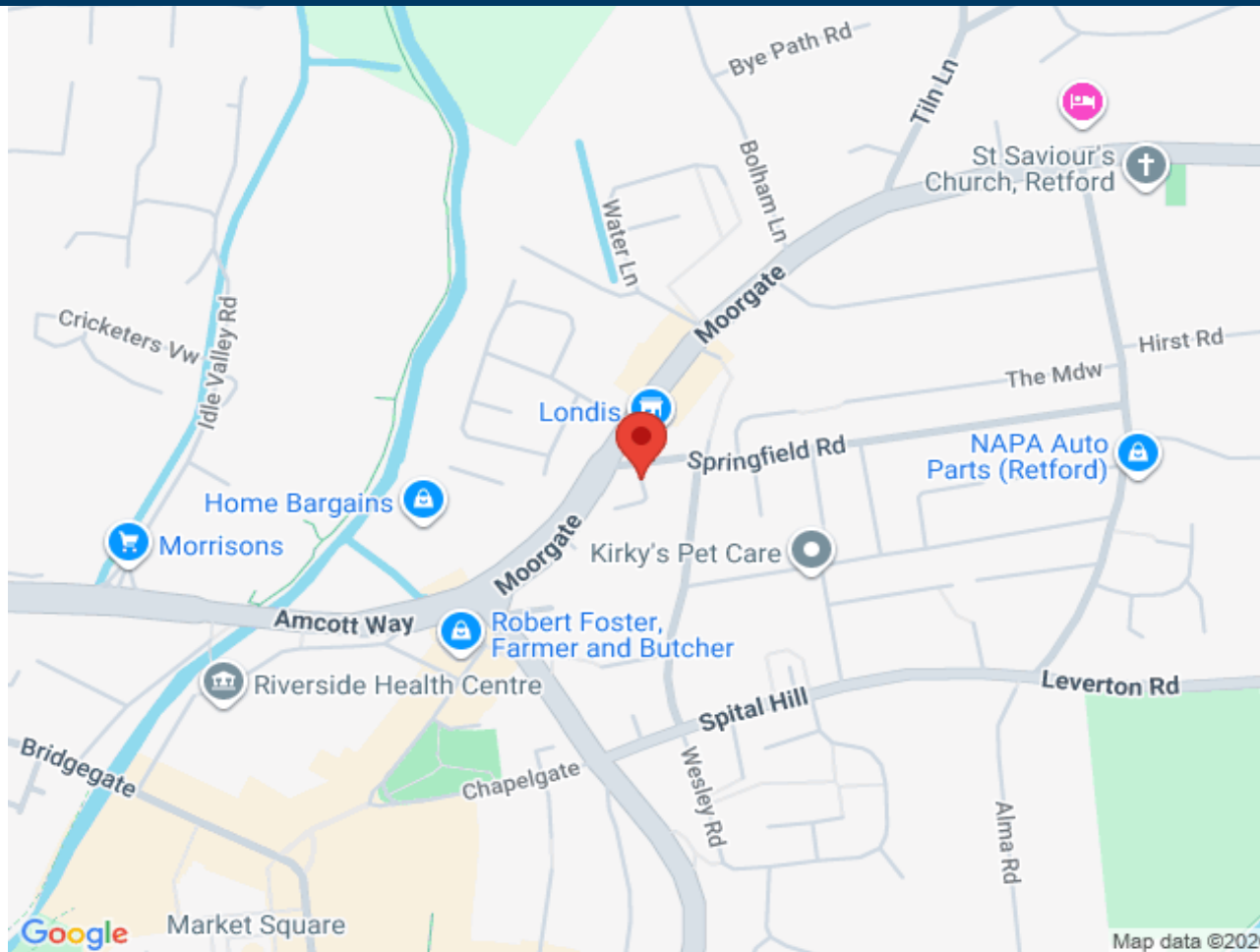


## Second Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



Total area: approx. 59.1 sq. metres (636.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

