



32-34 Chapelgate, Retford DN22 6PJ

welcome to

32-34 Chapelgate, Retford

TENANT IN SITU AN IDEAL BUY TO LET INVESTMENT offering an excellent rental yield. Well presented two bedroom first floor apartment positioned to the edges of Retford town centre.



Communal Entrance

Intercom access. Door leads to the communal entrance hall with stairs leading to the first and second floor.

Kitchen And Living Space

Fitted with a range of wall and base units, complementary work surfaces and stainless steel sink and drainer. Space for cooker and fridge freezer. Complementary flooring and electric heater.

Inner Hall

Hall from the kitchen with water tank cupboard and doors leading to..

Bedroom One

Neutral decor, laminate flooring, electric heater and double glazed window.

Bedroom Two

Neutral decor, electric heater, laminate flooring and double glazed window.

Bathroom

Fitted with three piece white suite with complementary flooring.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

32-34 Chapelgate, Retford

- ***OFFERED WITH NO UPWARD CHAIN***
- IDEAL BUY TO LET INVESTMENT
- Well presented two bedroom second floor apartment
- Excellent rental yield
- Access to local amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1755.80

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD105992 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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