



Kirke Street, Retford DN22 6LF

welcome to

Kirke Street, Retford

Beautifully presented one bedroom flat within walking distance from Retford town centre and across the road from canal side walks. The flat benefits from a modern kitchen and bathroom and has a good size living room. This property is ideal for a first time buyer or investor!



Entrance Hall

Walk in storage cupboard, intercom system, laminate flooring and central heating radiator.

Lounge

Modern decor, central heating radiator and double glazed window.

Kitchen

Fitted with a range of wall and base units, complementary work tops with breakfast bar, splash back tiling and stainless steel sink and drainer. Space for appliances including fridge freezer, washing machine and small dryer. A free standing washing machine and cooker are included in the sale. Vinyl flooring, central heating radiator and double glazed window.

Bedroom

Good sized double room with modern decor, central heating radiator and double glazed window.

Bathroom

Fitted with wc, wash hand basin and bath with electric shower above. Heated towel rail, vinyl flooring and double glazed window.

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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Kirke Street, Retford

- Ideal for first time buyer or investment property
- Beautifully presented one bedroom flat
- Modern kitchen and bathroom and a good size living room
- Walking distance from Retford town centre
- Nearby canalside walks

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 650.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Oct 2005.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110483 - 0011

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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