



**Waterfields**  
**Retford**

**Offers in the Region of £105,000**



# Waterfields Retford

Contemporary ONE DOUBLE BEDROOM First Floor Apartment

## Property Overview

- **\*\*INVESTOR OPPORTUNITY ONLY\*\***
- Open Plan Kitchen Lounge Diner
- A Single Allocated Parking Space & Handy Single Garage
- Conveniently Located on a Popular Complex in Retford
- A Brief Walk from Amenities, Entertainment Facilities, Restaurants, Boutiques, & Excellent Road & Rail Links
- Council Tax Band: A    EPC Rating: C

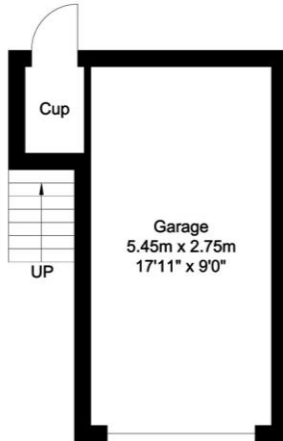


We are delighted to welcome this contemporary ONE DOUBLE BEDROOM apartment to the market, with an attractive gross rental yield of 7.4% if purchased at the asking price. Measuring approximately 517 sq ft., the living accommodation briefly comprises of an open plan kitchen lounge diner, inner hallway, double bedroom and a well appointed family bathroom. A single allocated parking space resides directly outside, and leads to a handy single garage. Conveniently located on a popular complex in Retford, the modern property is just a brief walk from the town's wealth of everyday amenities, entertainments facilities, restaurants, boutiques and excellent road links. Retford Train Station is within easy reach, with direct lines to London Kings Cross in less than 90 minutes at selected times. Viewings are highly recommended to fully appreciate the rental opportunity and prime town setting being offered for sale.

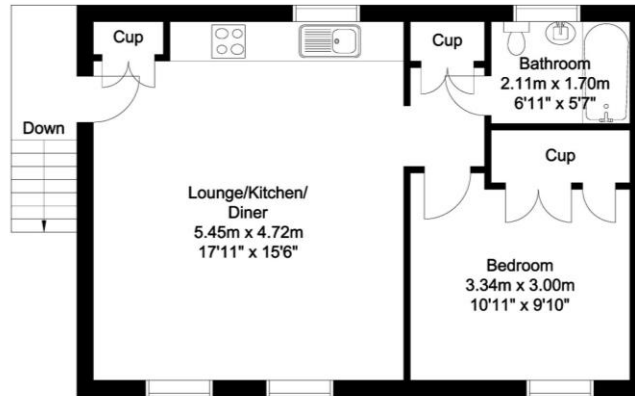
*Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.*



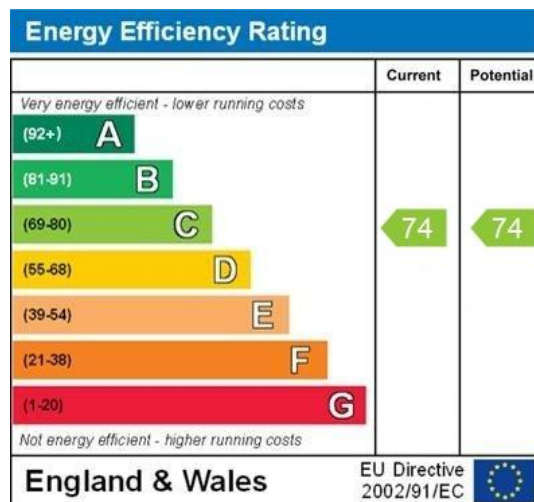
**Ground Floor**  
16 sq m/172.22 sq ft  
Approx.



**First Floor**  
48 sq m/516.66 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.  
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
CP Property Services @2024



**Tenure & Charges:** Freehold- Property to be sold with tenant on an Assured Shorthold Tenancy Agreement

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



**Property & Estates Consulting**  
11 Grove Street, Retford, DN22 6JP



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.