



Alexander Jacob
estate agents & company



**New Court Gardens
Retford**

Offers in the Region of £220,000

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New Court Gardens Retford

Immaculate TWO BEDROOM Ground Floor Apartment on a Secure Over 55's Complex

Property Overview

- ****NO UPWARD CHAIN****
- Highly Energy Efficient with Underfloor Heating Throughout
- Low Maintenance, Westerly Facing Rear Garden & Handy Shed
- One Allocated Parking Space & Further Visitor Parking
- Conveniently Sited on a Gated Development with Generous Communal Gardens for Socialising
- Easy Access to Everyday Amenities, Restaurants, Recreational Facilities & Weekly Markets
- Council Tax Band: B EPC Rating: B

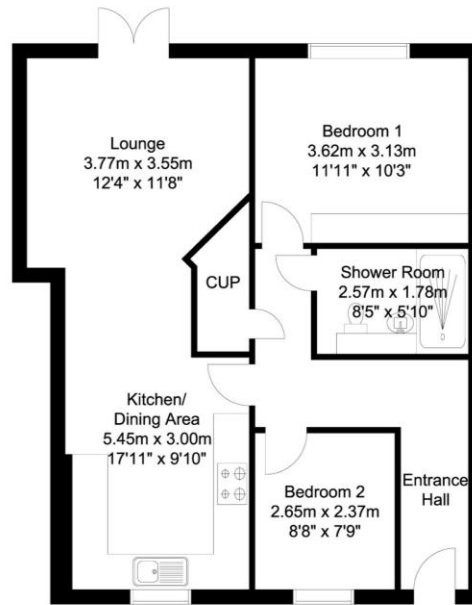


An exclusive opportunity to acquire an immaculate TWO BEDROOM ground floor apartment, conveniently sited on a secure over 55's complex set back from the well-regarded London Road. Set over 64 sq m. and boasting underfloor heating throughout, the highly energy efficient living accommodation briefly comprises of entrance hall, open plan kitchen lounge diner, master bedroom, second bedroom and a contemporary shower room. Outside resides a low maintenance, Westerly facing rear garden, which enjoys the afternoon and evening sun. Residents of the modern development benefit from gated access, generous communal gardens for socialising, and residential and visitor parking. Regular bus routes servicing the historic market town of Retford and surrounding local towns and villages ensure that everyday amenities, restaurants, recreational facilities and weekly markets are easily accessible. Retford Train Station is only approximately one mile away, offering a direct line to London King's Cross in less than 90 minutes at selected times.

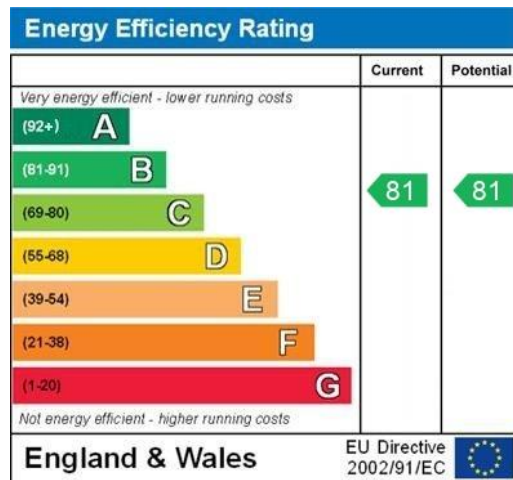
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



64 sq m/688.89 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: Tenure: Leasehold- Vacant possession will be given upon completion/ Length of Lease: 984 years remaining/
Maintenance Charge Amount: Approximately £477.91 Per Quarter/ Maintenance Charge Review Period: Quarterly.

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



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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.