

Apartment 7

4 Chapelgate, Retford

£125,000

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Modern TWO BEDROOM Ground Floor Apartment

Property Overview

- **FREE VIRTUAL LANDLINE & FREE HIGH-SPEED BROADBAND FOR SIX MONTHS INCLUDED**
- **ONE ANNUAL PARKING PERMIT FOR CHAPELGATE CAR PARK INCLUDED IN THE SALE**
- Well Equipped Kitchen with Integrated Appliances
- Private Access to Secure Outdoor Communal Area
- Just Moments Away from Retford's Bustling Town Square
- Close Proximity to Conveniences, Recreational Facilities, Eateries, Bars, Boutiques & Weekly Markets
- Council Tax Band: A EPC Rating: C



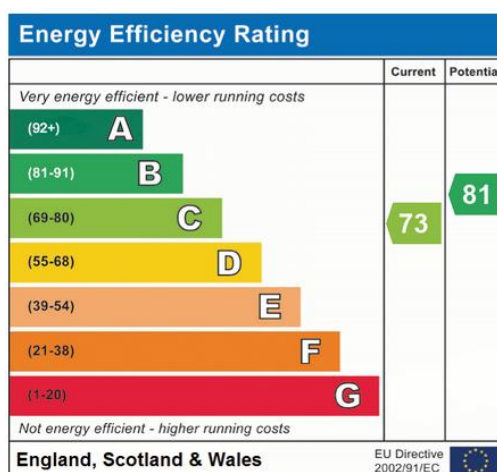
A great opportunity to acquire a modern TWO BEDROOM ground floor apartment. Alexander Jacob Estate Agents & Co. are thrilled to be working alongside Continental Gold Retford Ltd. to bring you an exclusive development of 25 brand new apartments, just moments away from Retford's bustling town square. The previously old, unloved Yates building now showcases an assortment of sleek STUDIO, ONE BEDROOM and TWO BEDROOM residences, with an attractive gross rental yield of 8.45% for those looking to invest. Each apartment boasts contemporary design, with well equipped kitchens to include integrated hobs, ovens, fridge freezers and washer dryers, modern bathroom suites enjoying mains fed showers, and private access to a secure communal area. Parking permits are available in several local carparks. Ideal for town centre living, this revitalised site is just a stone's throw away from vibrant open air markets, conveniences, recreational facilities, eateries, bars and boutiques, with regular bus routes servicing this reputable area, and settings further afield. At selected times, Retford Train Station offers direct lines to London King's Cross in less than ninety minutes, making the Georgian market town a popular choice for those who commute.

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.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Tenure & Charges: Leasehold- Vacant possession will be given upon completion.

Local Authority: Bassetlaw District Council

Length of Lease: 999 years remaining.

Annual Ground Rent Amount: Approximately £1 Per Annum.

Ground Rent Review Period: Annually

Annual Service Charge Amount: £95 Per Month.

Service Charge Review Period: Annually

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

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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.