



Waterfields Retford

Offers in the Region of £110,000

Waterfields Retford

Well Proportioned TWO BEDROOM First Floor Apartment Overlooking the River Idle

Property Overview

- ****INVESTOR OPPORTUNITY ONLY****
- Open Plan Kitchen Lounge Diner
- Single Allocated Parking Space
- Conveniently Located on a Modern Development in Retford
- A Brief Walk from Everyday Amenities, Entertainment Facilities, Restaurants, Boutiques & Schools for All Age Groups
- Council Tax Band: A EPC Rating: B

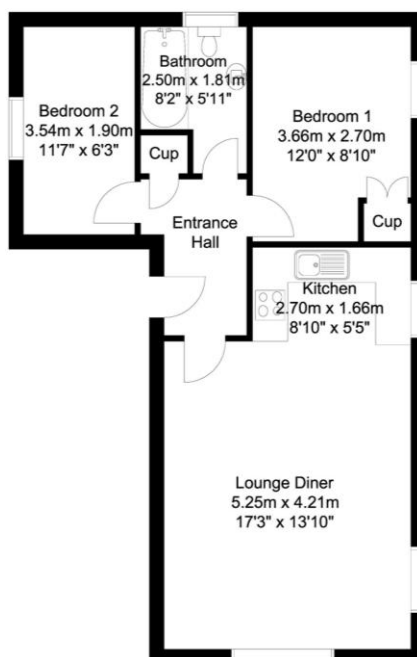


A great opportunity to acquire this well proportioned TWO BEDROOM first floor apartment, with a gross rental yield of 7.09% if purchased at the asking price. Overlooking the River Idle, the living accommodation briefly comprises an entrance hall, open plan kitchen lounge diner, two bedrooms, and a family bathroom. A single allocated parking space resides close by. Conveniently located on a modern development in Retford, 70 Waterfields is just a brief walk from the town's wealth of everyday amenities, entertainments facilities, restaurants, boutiques, and schools for all age groups. Retford Train Station, offering a direct line to London King's Cross in less than 90 minutes at selected times, is also within easy reach. Viewings are highly recommended to fully appreciate the rental opportunity and prime town setting being offered for sale.

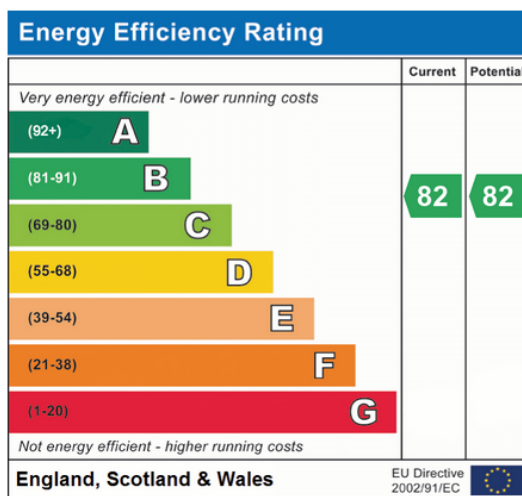
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



Ground Floor
53 sq m/570.48 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 @2025



Tenure & Charges: Leasehold- Property to be sold with a tenant on a Statutory Periodic Agreement/ Local Authority: Bassetlaw District Council/
Length of Lease: 103 years remaining/ Annual Ground Rent Amount: £200 Per Annum/ Ground Rent Review Period: Annually/
Semiannual Service Charge Amount: Approximately £589.18 Every Six Months/ 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
11 Grove Street, Retford, DN22 6JP

01777 566400

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.