



Alexander Jacob
estate agents & company



**London Road
Retford**

Offers in the Region of £80,000

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London Road Retford

Well Presented One Bedroom Second Floor Apartment

Property Overview

- ****NO UPWARD CHAIN****
- Ideal for First Time Buyers or Investors
- Kitchen Equipped with White Goods & Integral Appliances
- Conveniently Situated on the Highly Regarded London Road in Retford
- Easy Access to Everyday Amenities, Recreational Facilities, Boutiques, Bars & Restaurants
- Excellent Road & Rail Links
- Council Tax Band: A EPC Rating: C

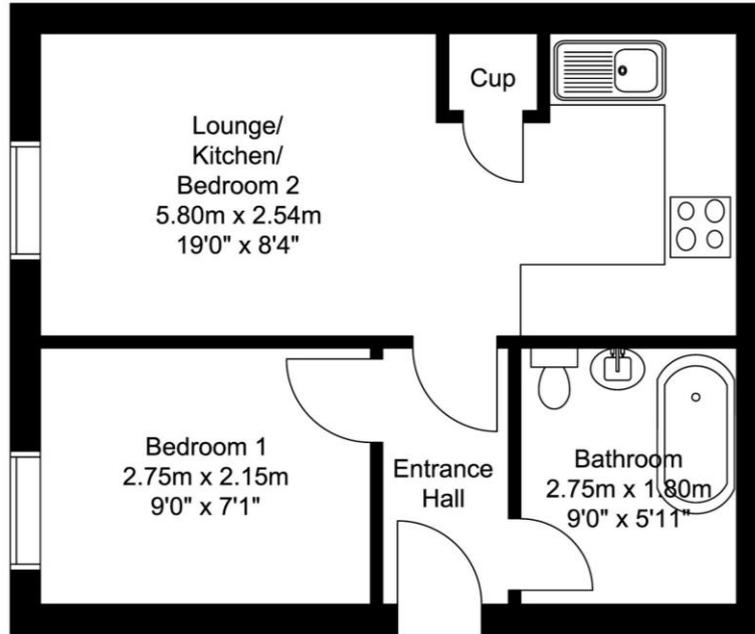


We are pleased to welcome this well presented one bedroom second floor apartment to the market, ideal for first time buyers or investors. With a potential gross rental yield of 9.27% if purchased at the asking price, the living accommodation briefly comprises an entrance hall, open plan kitchen lounge diner, bedroom and a bathroom. Conveniently situated on the highly regarded London Road in the Georgian market town of Retford, the apartment enjoys a wealth of everyday amenities, recreational facilities, boutiques, bars, restaurants, and excellent road and rail links in its locality.

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.



28 sq m/301.38 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 room 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. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.
CP Property Services @2025

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure & Charges: Leasehold- Vacant possession will be given upon completion/ Length of Lease: 121 years remaining/
Annual Ground Rent Amount: Approximately £1000 Per Annum/ Ground Rent Review Period: TBC

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.