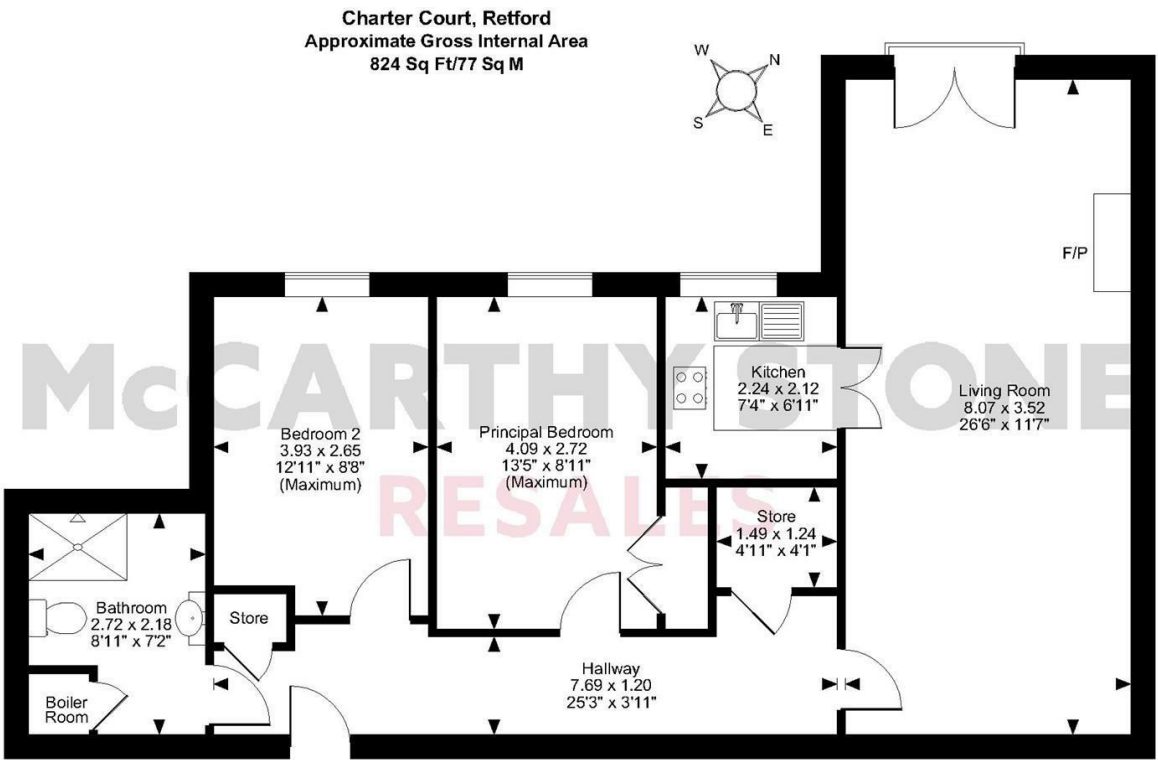


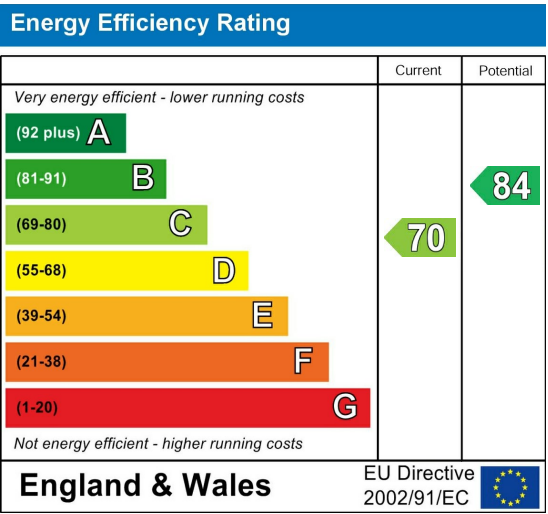
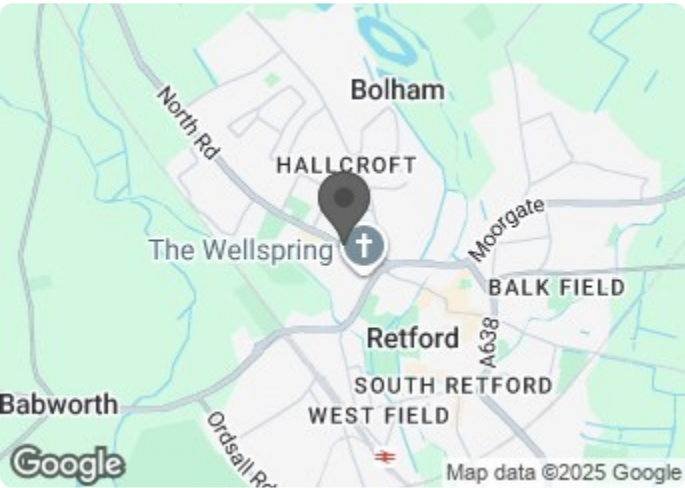
52 Charter Court

North Road, Retford, DN22 7ZA



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The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Asking price £189,999 Leasehold

An energy efficient two-bedroom apartment, ideally located on the second floor, offers sunny aspect views. Conveniently, there's a bus stop directly outside the residence, and it's just a short distance from Retford Market Place. Moreover, it's within a third of a mile from Kings Park and Chesterfield Canal. Situated within a popular McCarthy Stone Retirement Living development designed for individuals over 60, this property combines comfort with accessibility.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Charter Court, Retford

## Charter Court

Charter Court is situated in the popular market town of Retford. The development of 57, one and two bedroom apartments has been designed and constructed by McCarthy Stone, the UK's leading developer of privately owned retirement properties.

The development sits within beautiful communal gardens to be enjoyed by the Home Owners. The apartments offer Sky connection points in living rooms, built in wardrobes in the main bedroom and well equipped kitchens. The dedicated House Manager is on site during their working hours (Mon-Fri ) to take care of the running of the development.

There is no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Local Area

The historic market town of Retford is situated 31 miles from Nottingham and 23 miles from Lincoln. The town is in the valley of the River Idle and Chesterfield canal passes through the centre. There's plenty to do close by including the town centre with it's selection of independent shops, bars and restaurants and Morrisons supermarket a short walk away. The health centre, library and banks can also be found in Retford.

For days out, Kings Park in the heart of Retford, an award winning park covering over 10 hectares and divided in two by

the River Idle. Enjoy a stroll around the rose, wildlife and community gardens, or join in a game of bowls.

## Entrance Hall

A front door equipped with a spy hole opens to the entrance hall, where you'll find the 24-hour Tunstall emergency speech module. The hall also provides access to a spacious walk-in storage cupboard/airing cupboard. From this central space, doors lead to the inviting living room, the principal bedroom, the second bedroom, and a well-appointed shower room.

## Living Room

This inviting and well-lit room features a Juliette balcony that provides a charming view of the communal gardens. The room's ample size and layout make it well-suited for the inclusion of a dining table. It comes equipped with TV and telephone points, two ceiling lights, raised electric power sockets, and an electric radiator for added comfort. Accessible through partially glazed double doors, the room seamlessly connects to a separate, fully appointed kitchen.

## Kitchen

A well-designed fitted kitchen boasting an array of both base and eye-level units. The base units are enhanced with granite-styled roll-edge work surfaces and complemented by a tiled splashback. The kitchen is equipped with fully integrated appliances, including a fridge, freezer, mid-level electric oven, and a ceramic hob with an accompanying extractor fan. The stainless steel sink unit, complete with a mixer tap, adds both functionality and style. Ample power points are strategically placed for convenience. The double-glazed window offers a picturesque view of the communal gardens, while slip-resistant flooring ensures both safety and practicality.

## Principal Bedroom

A spacious double bedroom that generously opens up to scenic garden views. This well-appointed room features a built-in double wardrobe with bi-fold, mirror-fronted doors, offering ample storage space with built-in rails and shelving. The room is well-lit with a ceiling light fitting, and it is equipped with convenient amenities such as a TV and telephone point, providing both comfort and functionality.

# 2 bed | £189,999

## Bedroom 2

This generously proportioned second bedroom, versatile as a study or hobby room, is situated with delightful views overlooking the communal gardens.

## Bathroom

Fully tiled and fitted with suite comprising; a shower, support rail and curtain,. WC; vanity unit with wash basin, mirror above and shaver point. Wall mounted heated towel rail and emergency pull-cord.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge £3,766.80 per annum (for financial year end Feb. 2025)

## Lease Information

Lease Length: 125 years from 2009  
Ground rent: £888.93 per annum  
Ground rent review: January 2039  
Managed by: McCarthy and Stone Management Services  
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Car Parking

Car park spaces are available on a first come, first served basis at no additional cost. Subject to availability.

